



**Platt Lane, Hindley, Wigan, WN2 3RA**

**£575 PCM**

\*\*\*AVAILABLE 1st JULY 2018\*\*\* Sapphire Homes are delighted to offer To Let this stunning 3 bedroom mid terraced house situated in a popular residential area in Hindley that is close to local amenities, excellent local schools and transport links including the M61 and Hindley Train Station. The property has well planned accommodation that briefly comprises: entrance / hallway, large, reception 2 / dining room with french doors leading to rear garden and has been opened up to lead into a modern bright fully fitted kitchen with work surfaces to compliment. To the first floor the landing provides access to three good sized bedrooms and family bathroom with modern three piece suite in white with shower over bath. Externally there is a low maintenance enclosed patio garden to the rear elevation with gated access and small garden to the front with brick wall and gated access. The property is warmed by Gas Central Heating and also boasts UPVC double glazing and a modern tasteful decor throughout. Early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers. No DSS.



**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
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*Specialists in Sales, Lettings & Property Investments*

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## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

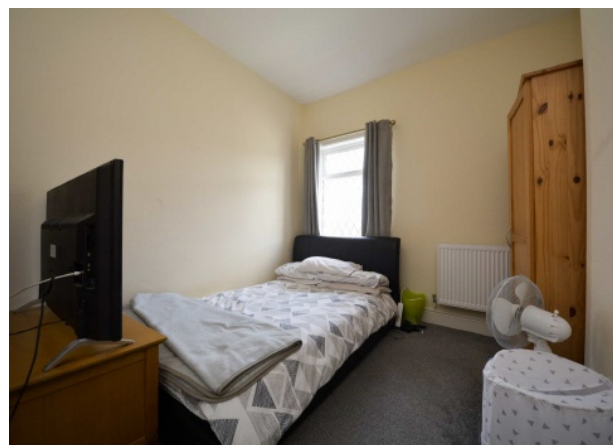
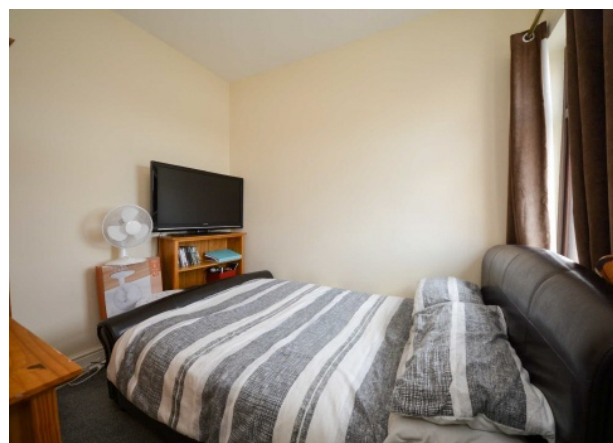
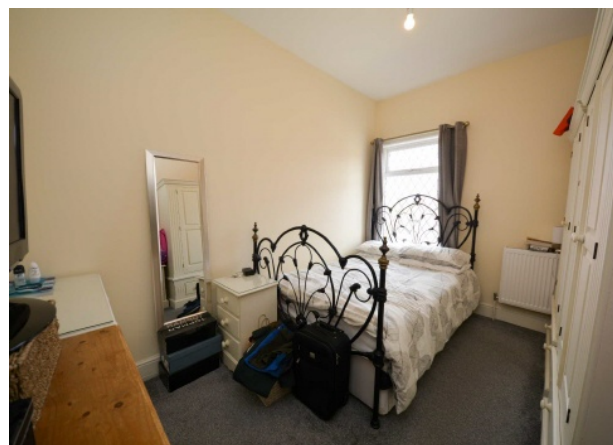
Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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