



Pepper Lane, Standish, Wigan, WN6 0PW

£625 PCM

AVAILABLE 11th AUGUST Sapphire Homes are delighted to be in a position to offer TO LET this immaculately presented two bedroom part furnished semi detached bungalow in the desirable village of Standish and is situated close by to local schools, amenities and transport links with the M6 motorway (junction 27) being a few minutes drive away. The property has been newly decorated throughout with a neutral decor, gas central heating and double glazing. The accommodation itself briefly comprises of entrance / hallway with generous living room, separate fitted kitchen / diner with appliances, two bedrooms and bathroom with modern 3 piece suite in white and shower over bath. There are well maintained gardens to the front and rear and the garage provides further storage and there is off road parking for 3-4 cars. Internal viewing is highly recommended to appreciate this wonderful home. No Pets. No Smokers. No DSS.



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Specialists in sales, Lettings & Property Investments

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GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Bedroom 1

Bedroom 2

Bathroom

EXTERNAL

Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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



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