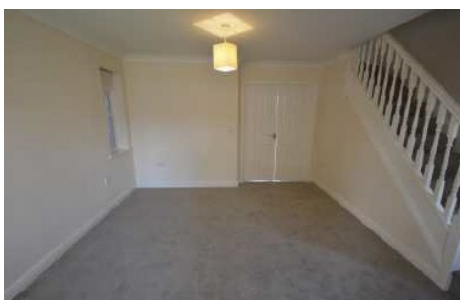




**Hemfield Close, Higher Ince, Wigan, WN2 2DW**

**£625 PCM**

Sapphire Homes are delighted to offer TO LET this well presented family home within a quiet cul de sac location and a short walk from the Leeds Liverpool canal, and close to local schools, amenities and transport links. The accommodation briefly comprises of entrance / hallway leading to downstairs WC with generous lounge and kitchen / dining area to the rear elevation. To the first floor there are two double bedrooms and a single bedroom master benefitting from ensuite shower room and family bathroom with modern three piece suite in white. Externally there is an attractive garden to the rear with patio area and off road parking to the side and front. To the front of the property is a small lawn area with paved pathway. Gas Central Heating & Double Glazing throughout. Internal viewings are essential to appreciate this family home in full. No Pets. No DSS. No Smokers.



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

# Hemfield Close, Higher Ince, Wigan, WN2 2DW

## GROUND FLOOR

Downstairs WC

Entrance / Hallway

Lounge

Dining Area

Kitchen

## FIRST FLOOR

Master Bedroom

Master Ensuite

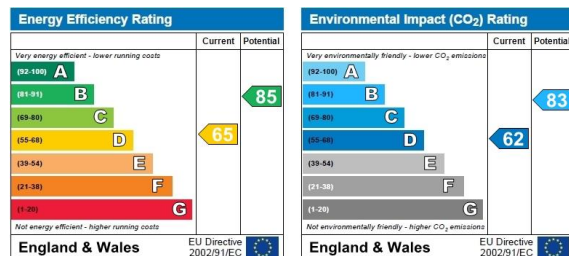
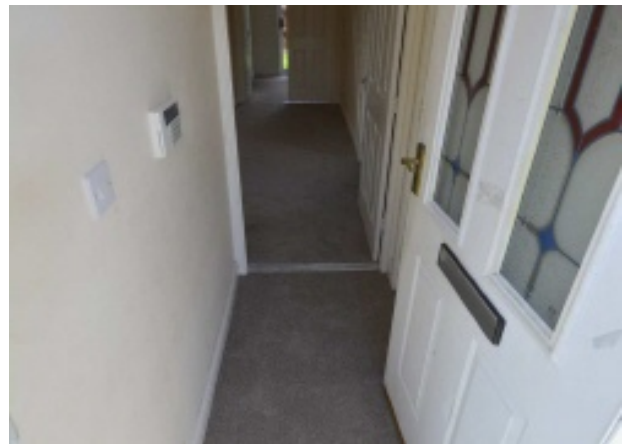
Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden



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