



St. Wilfrids Road, Wigan, WN6 0DQ

£625 PCM

Sapphire Homes are delighted to be in a position to offer TO LET this immaculately presented and recently refurbished three bedroom semi detached family home in popular residential location situated close to local schools, amenities and transport links as well as being a short drive from the heart of Standish and a few minutes drive to Junction 27 of the M6 Motorway. The accommodation briefly comprises of entrance / hallway, good sized living area, modern fitted kitchen and separate dining room with access leading to the rear garden. To the first floor there are 3 good sized bedrooms and bathroom with three piece suite in white and shower over bath. Neutral decor throughout. Gas Central Heating and Double Glazing. Low maintenance gardens to the front, side and rear. Internal viewing is highly recommended to appreciate this wonderful property. No Pets. No Smokers. No DSS.



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GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Dining Room

FIRST FLOOR

Landing

Storage Cupboard

Master Bedroom

Bedroom 2

Bedroom 3

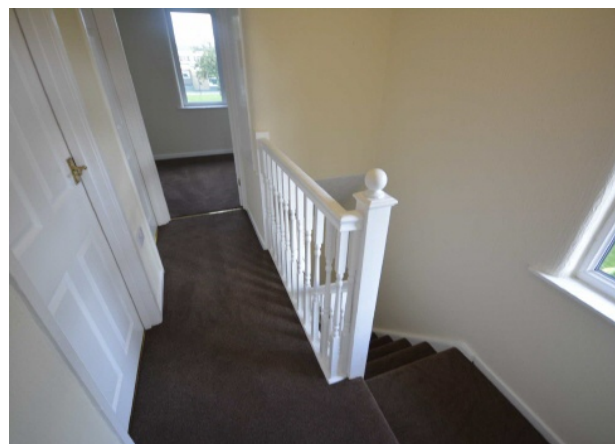
Bathroom

EXTERNAL



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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