



**Upholland Road, Billinge, Wigan, WN5 7DJ**

**£695 PCM**

\*\*\*NO AGENCY FEES\*\*\* Sapphire Homes are delighted to offer TO LET this recently refurbished two bedroomed detached stone cottage in the much sought after area of Billinge and is close to local amenities, schools and transport links. In brief the accommodation comprises of lounge with original stone fireplace and vaulted ceiling, modern fitted kitchen / diner, two bedrooms and bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts double glazing throughout and a modern tasteful decor. Externally there is a gravelled driveway that provides ample off road parking for multiple vehicles. Additionally there is a security alarm, external lighting to the gravelled front garden that is designed for easy maintenance and to the gravelled courtyard style garden to the rear. Early internal viewing is a must to appreciate in full. No Pets. No Smokers.



**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
T 01942 494944 F 01942 493301 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk)

*Specialists in Sales, Lettings & Property Investments*

# Upholland Road, Billinge, Wigan, WN5 7DJ

## GROUND FLOOR

Lounge

Inner Hallway

Lounge

Kitchen / Diner

Bedroom 1

Bedroom 2

Bathroom

EXTERNAL

Rear Garden



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		55	55
(21-38) F			
(1-10) G			
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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	49
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.