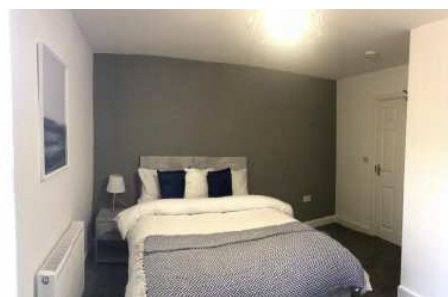
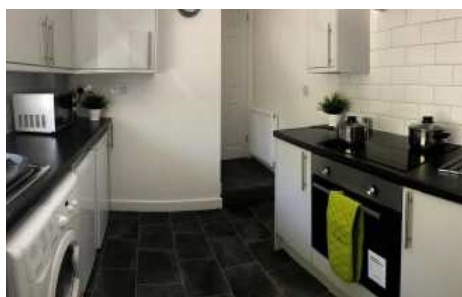




**Margaret Street, Springfield, Wigan, WN6 7LS**

**£85 Per week**

\*\*\*NO AGENCY FEES\*\*\* \*\*\*BRAND NEW HOUSE SHARE\*\*\* \*\*\*CHOICE OF 4 STUNNING ENSUITE BEDROOMS\*\*\* \*\*MUST VIEW\*\* \*\*\*\*BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, HIGH SPEED WIFI\*\* It is with pleasure that Sapphire Homes are in a position to offer a choice of 4 ensuite bedrooms in a stunning HMO conversion. The rooms vary in price - with 1 rooms at £110.00 P/W, 2 rooms at £100.00 P/W and the smallest room priced at £85.00 P/W (which does have its own designated bathroom, but not within the room). The property is close to the heart of Wigan town centre as well as local amenities and transport links. The property is Fully furnished throughout all with brand new furnishing and fixtures and all bills are included in the rental figure. Generous lounge, luxury modern fitted kitchen, utility room and door leading to the rear garden. To help to compliment each bedroom / ensuite, there is a secure lock on their door, carpeted flooring throughout, tasteful decor and excellent high quality fixtures and furnishings. Externally the property has a small low maintenance garden to front and rear and this property would suit professional. Early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers.



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

# Margaret Street, Springfield, Wigan, WN6 7LS

## GROUND FLOOR

Entrance / Hallway

Lounge / Dining Area

Kitchen

Utility Room

Bathroom

Bedroom 1 (With Ensuite)

Bedroom 1 (With Ensuite)

Landing

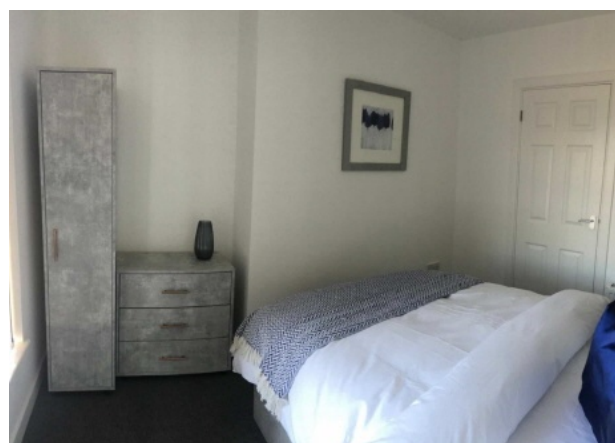
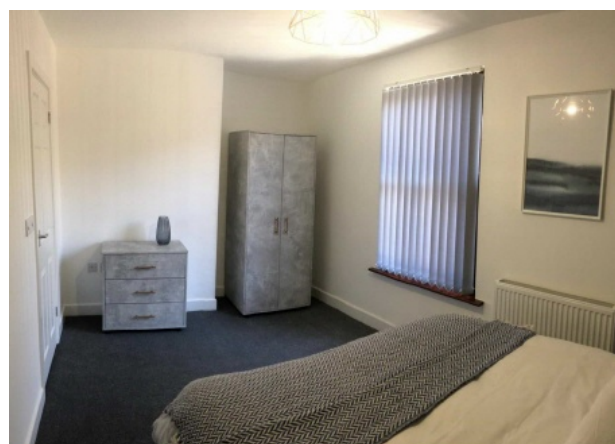
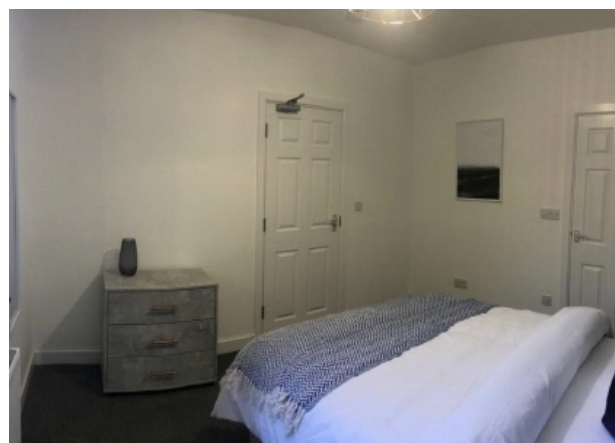
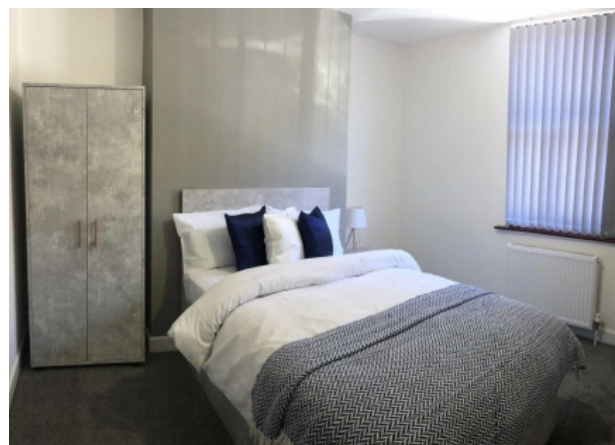
Bedroom 2

Bedroom 3 (With Ensuite)

Bedroom 4 (With Ensuite)

## 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			
(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			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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