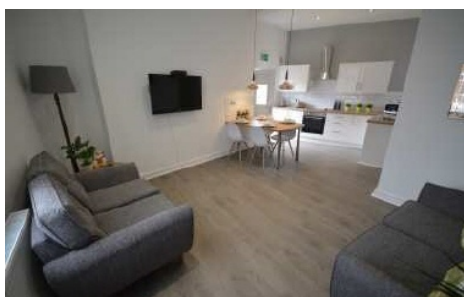




**Darlington Street East, Wigan, WN1 3EA**

**£350 PCM**

\*\*\*NO AGENCY FEES\*\*\* \*\*ENSUITE BEDROOM\*\* \*\*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 3 rooms at £90.00 Per Week and the largest room priced at £100.00 Per Week. 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. Beautiful large open plan communal lounge, luxury modern fitted kitchen / diner help to compliment each bedroom / ensuite which has a secure lock on their door, carpeted flooring throughout, tasteful decor and excellent furnishings. Externally the property has a garden area to side elevation and the rear and this property would suit professional and early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers. No DSS



**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*

# Darlington Street East, Wigan, WN1 3EA

## GROUND FLOOR

Entrance / Hallway

Lounge / Kitchen / Diner

Utility Room

Bedroom 1

## FIRST FLOOR

Landing

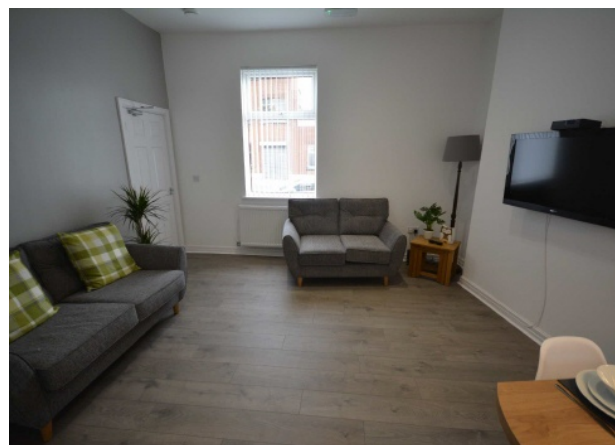
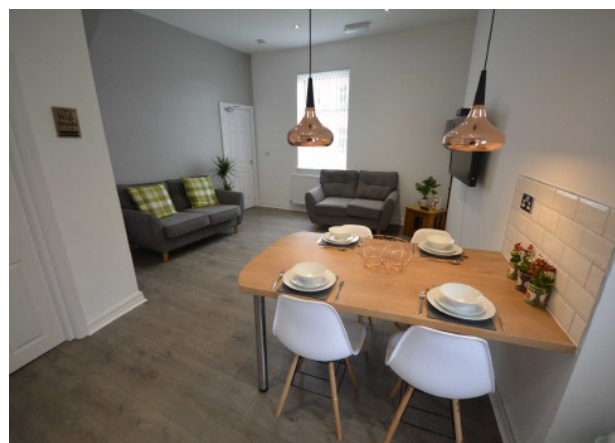
Bedroom 2

Bedroom 3

Bedroom 4

## EXTERNAL

Rear / Side Garden



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		80			70
		45			38
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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