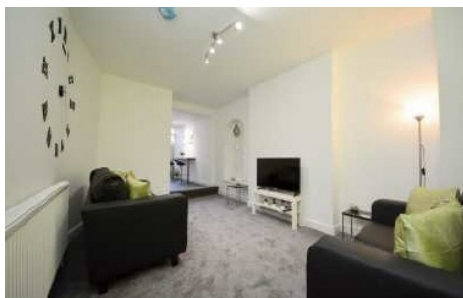




**Gidlow Lane, Springfield, Wigan, WN6 7PH**

**£425 PCM**

\*\*\*STUNNING HOUSE SHARE\*\*\* \*\*ENSUITE BEDROOM\*\*\* \*\*MUST VIEW\*\* \*\*\*\*BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, WIFI\*\* It is with pleasure that sapphire homes are in a position to offer a choice of 5 ensuite bedrooms in a stunning HMO conversion. Bedroom 4 is offered at £425.00 PCM. The property is close to the heart of Wigan town centre and Wigan Infirmary as well as local amenities and transport links. The property is Fully furnished throughout all with modern furnishings 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 front and rear and this property would suit professional and 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*



# Gidlow Lane, Springfield, Wigan, WN6 7PH

## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Bedroom 1

Bedroom 2

## FIRST FLOOR

Landing

Bedroom 3

Bedroom 4

Bedroom 5

## EXTERNAL

Rear Garden



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

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