



## 34 Robin Hill Drive

Standish, Wigan, WN6 0QW

**£795 PCM**



Sapphire Homes are delighted to be in a position to offer TO LET this recently modernised 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 leading to generous sized living area, dining room and modern fitted kitchen with access to the rear garden. To the first floor there are 3 good sized bedrooms and bathroom with three piece suite and shower over bath. Neutral decor throughout. Gas Central Heating and Double Glazing. Gardens front and rear. Garage. Parking. Viewing highly recommended. No Pets. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

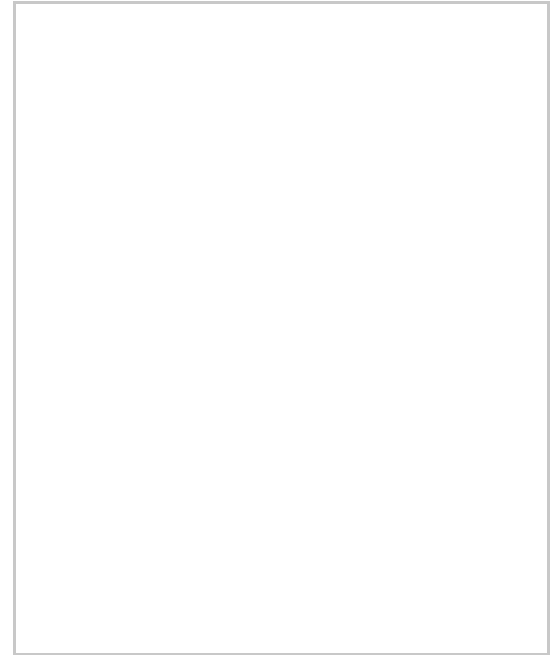
Bedroom 3

Bathroom

## EXTERNAL

VIEWS

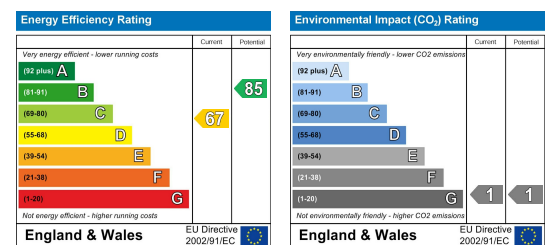
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

