



22 Clap Gate Lane

Goose Green, Wigan, WN3 6RW

£725 PCM



Sapphire Homes are delighted to be in a position to offer TO LET this well presented three bed roomed unfurnished semi detached house situated in the popular residential area of Goose Green and offering close proximity to local amenities, schools and transport links including a short drive to Junction 25 of the M6 Motorway. The accommodation briefly comprises of entrance / hallway, generous lounge to the front elevation, kitchen / dining room to the rear elevation with French Doors leading to the rear garden. To the first floor there are three good sized bedrooms and family bathroom/WC with three piece suite with shower over bath. The property also benefits from being warmed by gas central heating, double glazing, garage and gardens to the front and to the rear. Would make an ideal home for professional, couple or small family. Early internal viewings are highly recommended to appreciate this property in full. No Smokers.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

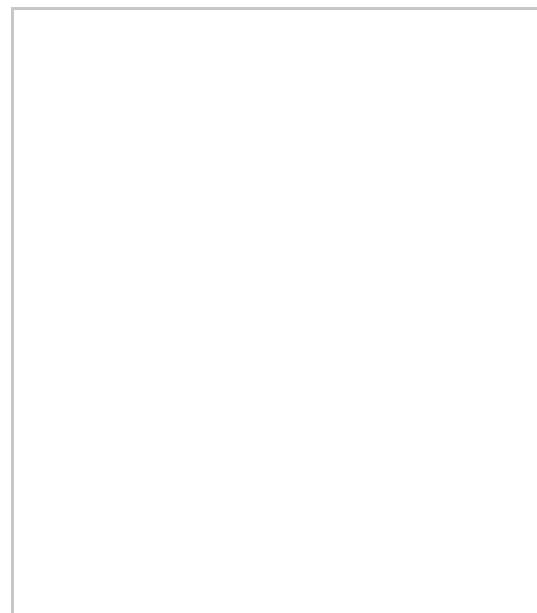
Rear Garden

Garage

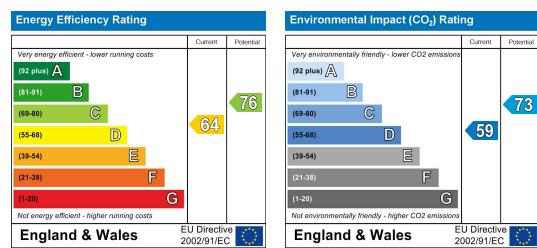
Area Map



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 them as containing representations 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 respect of the property.



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