



## 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 bedroomed 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

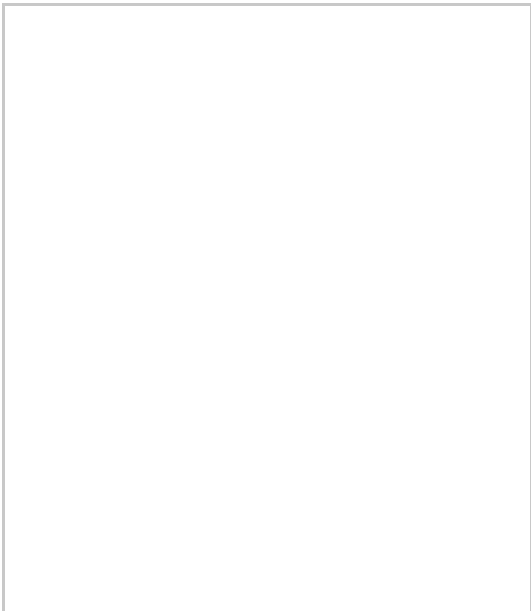
Rear Garden

Garage

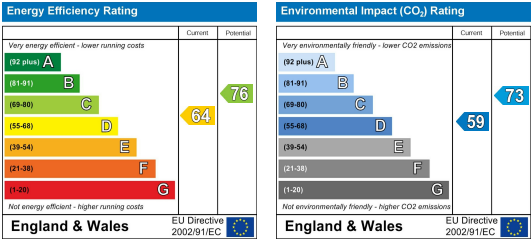
Area Map



Floor Plans



Energy Efficiency Graph



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