



## 134 Wigan Lane

Swinley, Wigan, WN1 2LA

£650 PCM



Sapphire Homes are delighted to offer to LET this immaculate 1 bedroom fully furnished flat in well sought after location and within walking distance of the town centre and a few minutes walk from Wigan Infirmary. The accommodation briefly comprises of entrance / hallway accessed via own front door leading to stairs with generous landing area. To the front elevation is a spacious and fully modernised lounge which could be utilised as a further bedroom and to the rear is a luxury modern fitted dining kitchen / living area and a luxury 4 piece bathroom suite with no expense spared. To the side elevation is a generous double bedroom and to the second floor is a further room offering excellent storage facilities, office space with built in robes. The property has a neutral decor throughout as well as affording Gas Central Heating, UPVC Double Glazing and professional alarm and fire alert system throughout the property. The property benefited from a thorough and extensive refurbishment within the last 3 years with no expense spared. Ideal for a couple, professional or those needing to be in close proximity to the hospital. Early viewing a must. No Pets. No Smokers.



## GROUND FLOOR

Entrance Hallway

## FIRST FLOOR

Landing / Inner Hallway

Lounge / Bedroom 2

Master Bedroom

Kitchen / Diner / Living

Bathroom

## SECOND FLOOR

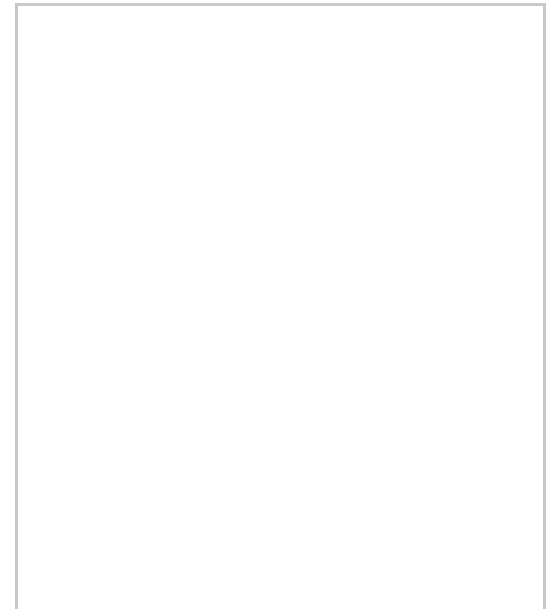
Store Room / Office / Playroom

Study Space

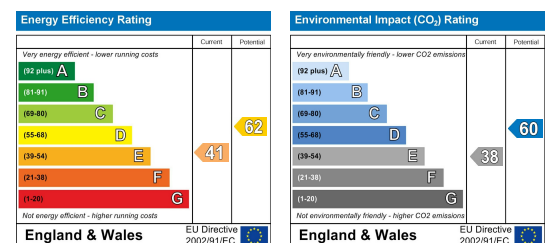
## Area Map



## 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.



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