



## 11 Baldwin Street

Scholes, Wigan, WN1 3LZ

**£575 PCM**



Sapphire Homes are delighted to offer To Let this spacious 2 bedroom mid terraced property in a popular residential location and is close to local schools, amenities and transport links including a 5 minute walk to the town centre. In brief the accommodation comprises of entrance / hallway, generous lounge and to the rear elevation there is an open plan kitchen / dining with door leading out to the rear garden. To the first floor the landing provides access to two double bedrooms and family bathroom with four piece suite in white with walk in shower and separate bath. The property is warmed by gas central heating and also benefits from double glazing throughout as well as a modern tasteful décor. Externally there are small low maintenance gardens to the rear elevation with gated access and the property is pavement fronted. Early internal viewing is recommended to appreciate in full. No Pets. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

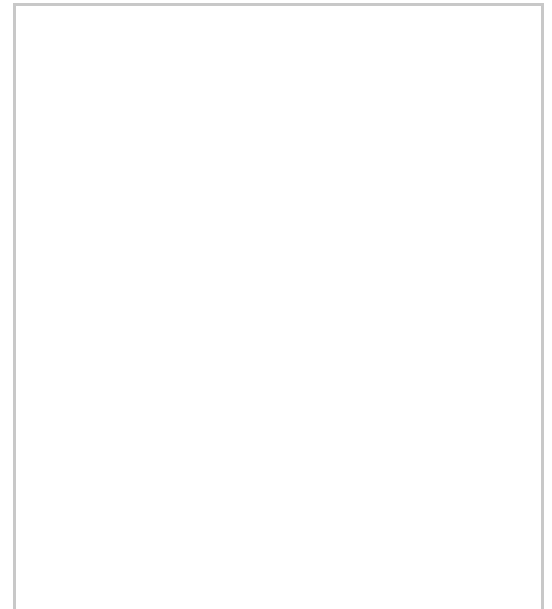
## EXTERNAL

Rear Garden

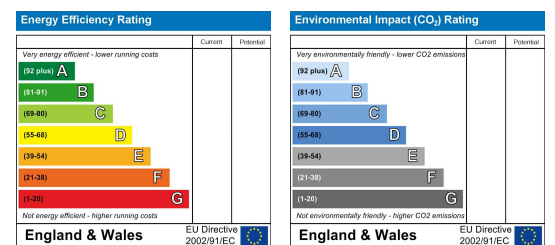
## Area Map



## Floor Plans



## Energy Efficiency Graph



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