



12 St Andrews Drive

Springfield, Wigan, WN6 7RQ

£750 PCM



****12 MONTH MINIMUM TENANCY**** We are delighted to be in a position to offer TO LET this well presented 2 bedroom semi detached bungalow that is located in a popular residential area and is close to local amenities, schools and transport links as well as being within walking distance of Wigan town centre. The accommodation briefly comprises of entrance / hallway, spacious lounge, modern fitted dining / kitchen, two generous sized bedrooms and a family bathroom with modern three piece suite in white with shower over bath. There is also a loft room which is accessed via ladder which offers the potential for storage or home office. The property is warmed from gas central heating and also boasts a modern tasteful décor and double glazing throughout. Externally, there are immaculately maintained gardens with the rear boasting patio area, established lawns and well stocked borders with perimeter fencing. There is also ample off road parking to the front and side elevation which leads to a detached garage with electric door and power and lighting. The property must be viewed to be fully appreciated. No smokers



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Master Bedroom

Bedroom 2

Bathroom

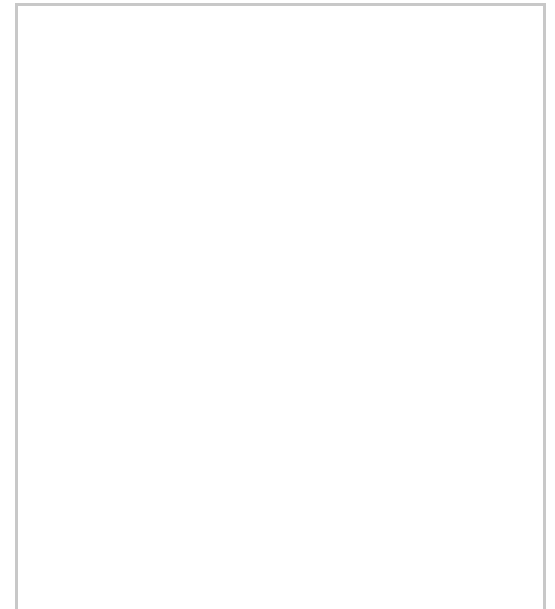
LOFT ROOM

EXTERNAL

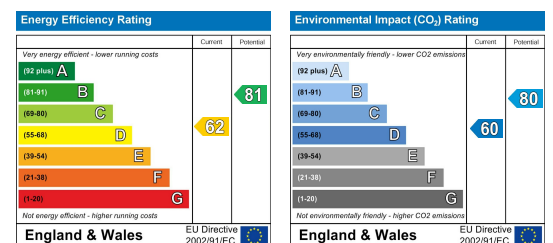
Area Map



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 on or behalf of the property.

