



**Wigan Road, Ashton-in-Makerfield, Wigan, WN4 9BJ**

**£300**

**\*\*\*4 BEDROOM HOUSE SHARE\*\*\* \*\*MUST VIEW\*\* \*\*\*\*\*BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, WIFI\*\*** It is with pleasure that sapphire homes are in a position to offer a choice of 4 bedrooms in a stunning HMO conversion. The rooms vary in price - upwards of £300.00 PCM with Room 1 the most costly at £375.00 PCM (Room 1 is the room displayed on the photos). The property is close to the heart of Ashton in Makerfield town centre as well as local amenities and transport links including the M6 and East Lancashire Road. The property is Fully furnished throughout with modern furnishings and fixtures and all bills are included in the rental figure. Large lounge area, modern fitted kitchen / diner and two bathrooms to be shared by the four occupants all help to compliment. Each door has their own lock, carpeted flooring throughout, excellent furnishings and a tasteful decor. Externally the property has a garden area to front and rear and this property would suit professional and early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers. No DSS



**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WN1 1HX  
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## GROUND FLOOR

Lounge

Inner Hallway

Shower Room

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

## SECOND FLOOR

Landing

Bedroom 3

Bedroom 4

## EXTERNAL

Rear Garden



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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