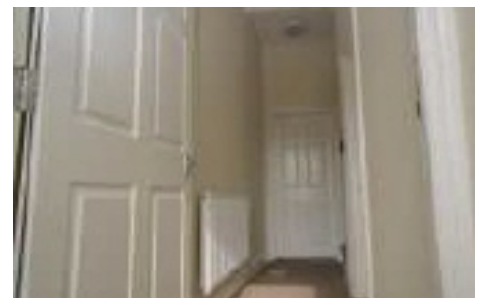
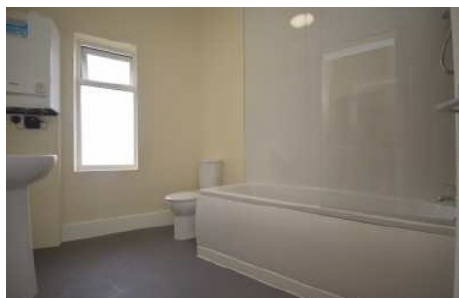




**Springfield Road, Springfield, Wigan, WN6 7BB**

**£275 PCM**

**\*\*FIRST MONTH RENT FREE\*\* \*\*MUST VIEW\*\* \*\*BILLS INCLUDED\*\* - COUNCIL TAX, GAS, ELECTRICITY, WATER, WIFI\*\* It is with pleasure that sapphire homes are in a position to offer this Ground Floor Double Bedroom in a shared house in the heart of Wigan close to the town centre and Wigan Infirmary. There are 4 bedrooms in total in the property and range upwards in size and prize - the smallest being £325 per month up to £350 pcm for the ensuite bedroom. The property is Fully furnished throughout all with brand new furnishing and fixtures and all bills are included in the rental figure. Communal kitchen / lounge / diner, shared bathroom between 3 of the bedrooms as 1 has its own ensuite and there is an additional W.C. Each bedroom has a secure lock on their door, carpeted flooring throughout. There is parking available at the front and rear of the property on the road. Would suit a 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**  
**T 01942 494944 F 01942 493301 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk**

*Specialists in sales, Lettings & Property Investments*

# Springfield Road, Springfield, Wigan, WN6 7BB

## GROUND FLOOR

Entrance / Hallway

Kitchen / Dining / Living

Bedroom 2

## FIRST FLOOR

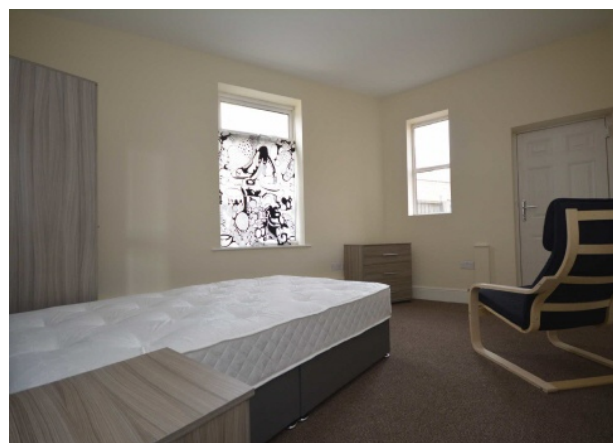
Landing

Bathroom

W.C.

## EXTERNAL

Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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