



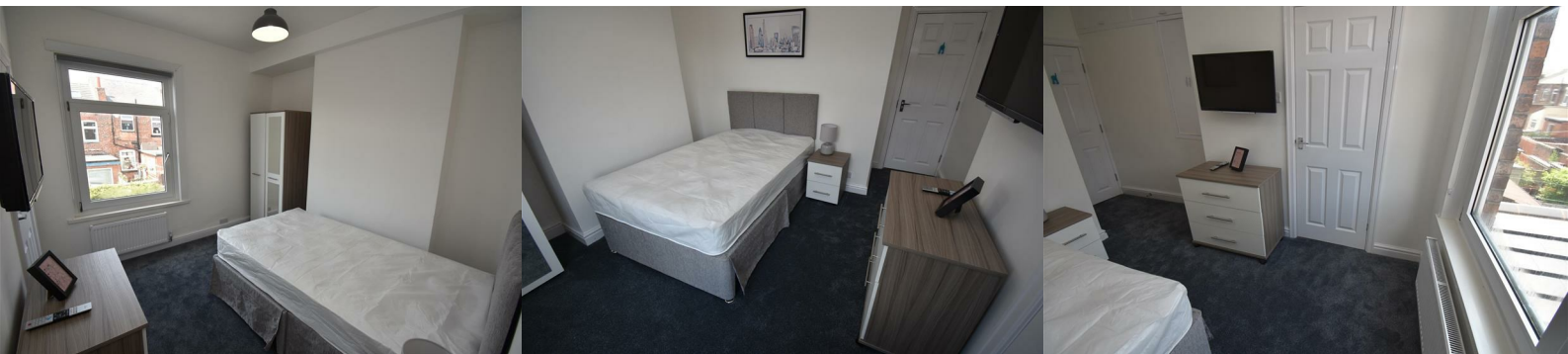
## 23 Victoria Avenue

Springfield, Wigan, WN6 7AN

£85 Per Week



**\*\*\*IMMACULATE HOUSE SHARE\*\*\* \*\*\*LUXURY FURNISHED BEDROOM\*\*\* \*\*MUST VIEW\*\* \*\*\*\*BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, HIGH SPEED WIFI, TV'S IN BEDROOMS\*\*** It is with pleasure that Sapphire Homes are in a position to offer this stunning double en-suite furnished room in a stunning 4 bedroom HMO conversion. The property is located in Springfield which is a brief walk to Wigan Town Centre and offers excellent transport links as well as being close to local amenities. The property is Fully furnished throughout all with modern furnishings and fixtures as well as all bills included in the rental figure. There is a generous and luxurious modern fitted kitchen / dining area with separate utility room which also provides access to the rear garden. Each bedroom / en-suite which has a secure lock on their door, carpeted flooring throughout, tasteful décor and excellent furnishings including wall mounted TV's included in each room. Externally the property has a small garden area to front and rear and this property would suit professional. Early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers.



## GROUND FLOOR

Entrance / Hallway

Communal Kitchen / Dining / Living

Utility Area

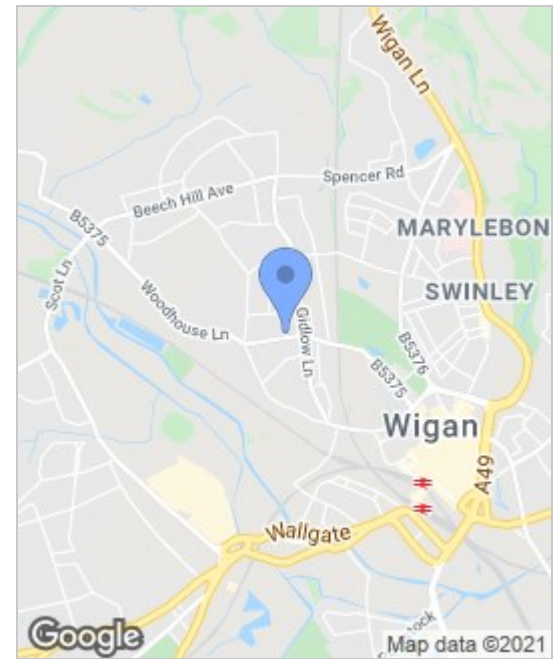
## FIRST FLOOR

Landing

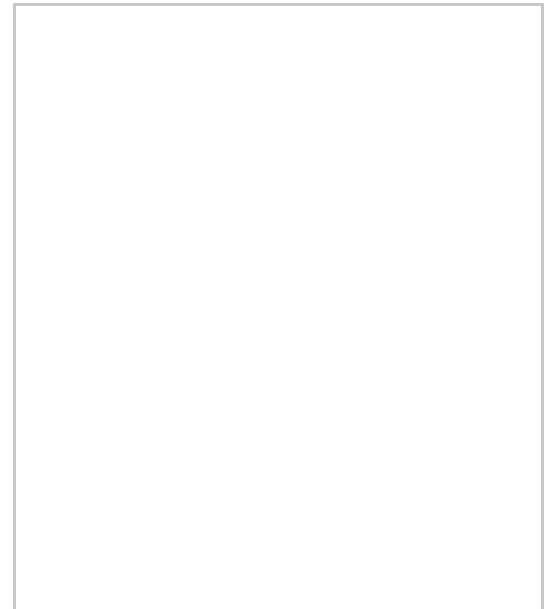
Bedroom 4

Ensuite

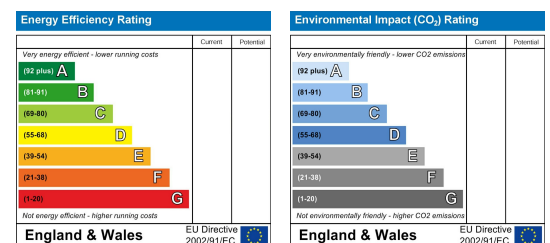
## Area Map



## 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 these particulars as a 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 this property.

