



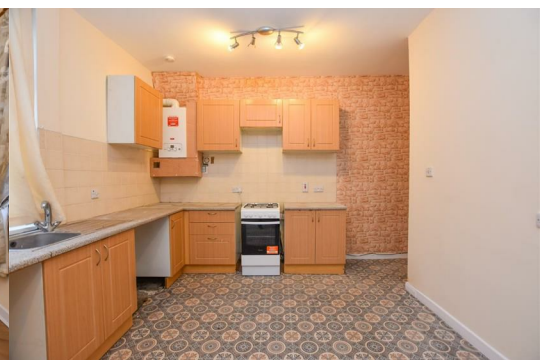
## 46 Belle Green Lane

Ince, Wigan, WN2 2EW

**£750 PCM**



Sapphire Homes are delighted to offer For Rent this well presented 2 bedroom mid terrace property situated within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. The accommodation briefly comprises of entrance / vestibule leading to generous living room and there is a modern fitted kitchen / diner to the rear elevation with door providing access to the rear garden. To the first floor the landing area provides access to the two good sized bedrooms and there is a family bathroom with modern three piece suite with shower over bath. The house is warmed by Gas Central Heating and benefits from a tasteful décor and Double Glazing throughout. Externally to the rear is an enclosed garden with lawn, patio area rear gated access and to the front elevation there is a small patio garden with brick perimeter wall and gated access. Early internal viewing is highly recommended to appreciate in full and is perfectly suited for professional, couple or small family. No Smoking.



GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

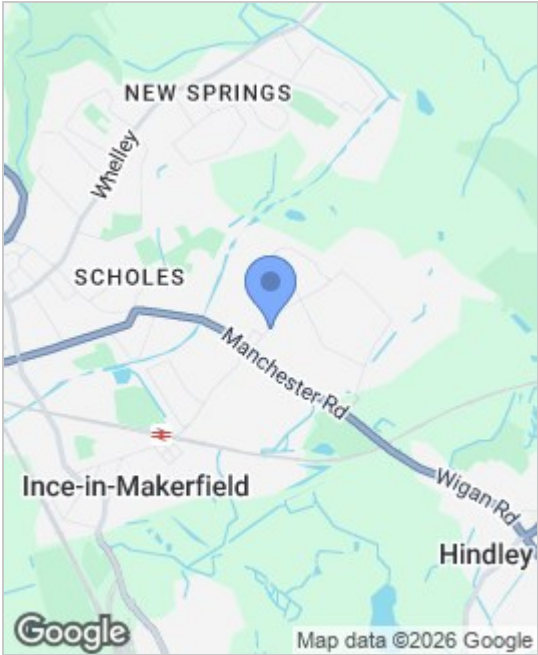
Bedroom 2

Bathroom

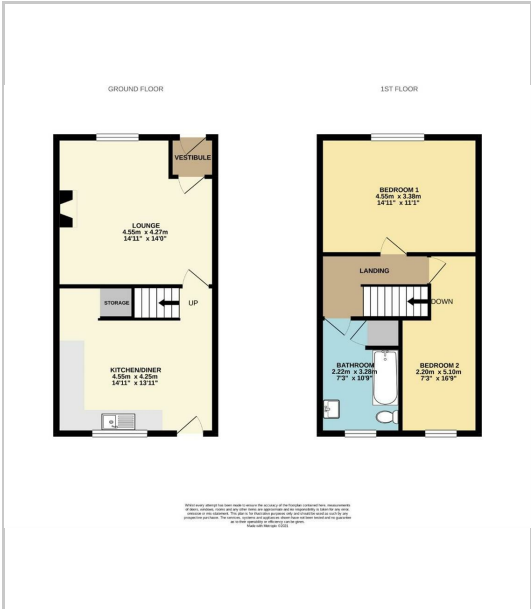
EXTERNAL

Rear Garden

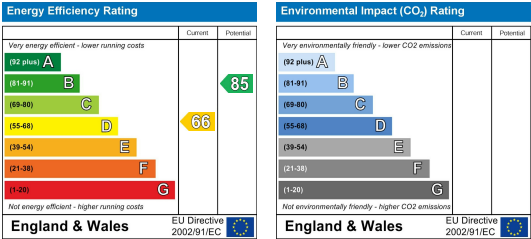
Area Map



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 them as a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty on behalf of the property.

