

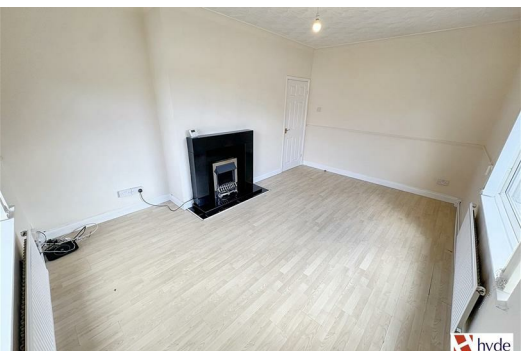


**2 London Close, Wigan  
WN5 0QQ**

**£795 PCM**

Hyde Estates are pleased to present this one bedroom ground floor apartment to let. Benefitting on drive parking and generous lawned gardens with patio area. The modern interior includes a lounge, eat in kitchen, double bedroom and bathroom. Offered unfurnished and available now.

Situated on a quiet cul de sac with excellent public transport links to Wigan Town Centre and other local amenities.





Accommodation

Briefly comprising; entrance hall, spacious lounge with dual aspect windows, feature fireplace and laminate flooring, modern eat in kitchen with a range of wall and base mounted cupboards, contrasting working surfaces, integral oven/hob/extractor hood and plumbing for a washing machine. Space for a fridge freezer and small dining suite. Tiled splashbacks and flooring. Carpeted double bedroom with ample space for freestanding bedroom furniture. Fully tiled, three piece bathroom suite of; bath with overhead electric shower and screen, wc and washbasin. Heated chrome towel rail and frosted window.

Room Measurements

- Living room: 16`1" x 11`9"
- Kitchen: 13`5" x 7`4"
- Bedroom 1: 12`9" x 12`3"
- Bathroom: 7`4" x 5`5"

Gardens

Large, enclosed rear garden with patio and lawned area.

Parking

Gated driveway with space for one vehicle.

Additional Information

The property benefits gas central heating and uPVC double glazed windows.

Council Tax

Wigan Council, Band A.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) 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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