



SIMPLE LIFE

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## Canal Street, Wigan, WN6

£1,150 PCM

Welcome to Simple Life Homes at Canalside. The site benefits from close proximity (1.4 miles) to Wigan town centre and a good strategic location – less than 20 miles from both Manchester and Liverpool city centres with excellent connectivity via road and rail, being 3 miles from the M6/M58 interchange.

The Irwell is a stunning home built with you in mind. Entering through the front door you are welcomed by an attractive kitchen with a range of contemporary fitted units and modern integrated appliances. Heading through the hallway will take you into a spacious living/dining area which is finished with beautiful wooden flooring and French windows which open out onto your private rear garden. The lower floor also benefits from a storage cupboard and WC.

Upstairs you will find two spacious double rooms, the master bedroom including a fitted, mirrored wardrobe, whilst the second bedroom benefits from having built in storage space. There is also a main bathroom equipped with a bath and shower.

Ideal for families, there are 45 primary and secondary schools rated 'Good' or 'Outstanding' by Ofsted within 3 miles of the site.

Robin Retail & Leisure Park is one of the Borough's principle sport, leisure and retail complexes, featuring a multiplex cinema, major retail brands including Next and Matalan, as well as a football centre and gym. In addition, Wigan's main shopping centre The Grand Arcade includes many additional large stores such as M&S, Debenhams and TKMaxx.

To visit the site, use postcode WN6 7QF for Canal Street.

Deposit £1320

Unfurnished

Council Tax B

Available 1st October 2025





## Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Fridge freezer
- Oven and hob
- Dark ash style worktops
- Security alarm system
- Dishwasher
- Washing/drying machine
- Light wash wood effect flooring
- Modern, white kitchen units

## Location

