



Martindale Crescent, Wigan, WN5 9DU

Monthly Rental Of £795

AVAILABLE TO MOVE INTO APPROX 19th AUGUST 2023. A well presented 3 bedroom end mews, with a driveway and large rear garden with a lawn, located close by to Wigan town centre. Briefly comprises of the following, an entrance lobby, a spacious lounge, modern kitchen with an integrated gas hob, oven and chrome extractor hood, an open plan dining area, a downstairs toilet and a spacious rear garden with a patio area and a grassed lawn. To the upper floor you will 3 bedrooms, 2 double sized bedrooms and a single bedroom, with the master bedroom having an en-suite bathroom, plus a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub. The property has just been fully repainted and having new carpets fitted this week. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Sorry no pets or smokers allowed. Those on benefits must have a working home owner guarantor who lives local to the property. The deposit is 5 weeks rent which is 917 GBP, plus one months move in money, payable and cleared by bank transfer only, prior to collecting the keys and signing the tenancy agreement.



ACCOMMODATION

Lounge 15' 0" x 12' 2" (4.57m x 3.71m)

A spacious lounge to the front of the property.

Kitchen 9' 9" x 7' 7" (2.96m x 2.3m)

A modern fully fitted kitchen to the rear of the property, with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer.

Dining Area 12' 2" x 8' 10" (3.7m x 2.69m)

An open plan dining area, adjacent to the kitchen. Recently redecorated in magnolia. A new carpet is being fitted soon. Fitted with double glazed patio doors to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A large rear garden, with a patio area and a grassed lawn.

Downstairs W/C 5' 3" x 4' 6" (1.59m x 1.36m)

A useful downstairs water closet, with a basin and a toilet.

Stairwell to the Upper Floor

The stairwell to the upper floor. Decorated in magnolia. A new carpet is being fitted soon. A wooden banister rail is fitted to the left hand wall.

Master Bedroom 13' 0" x 12' 11" (3.96m x 3.94m)

A double sized master bedroom to the front of the property. Decorated in magnolia with a wood laminate floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

En-Suite to the Master Bedroom 6' 4" x 3' 5" (1.93m x 1.05m)

The en-suite bathroom to the master bedroom. Comes with a basin and a shower cabinet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 8' 3" x 9' 4" (2.51m x 2.85m)

A second double bedroom to the rear of the property. Decorated in neutral colours with a wood laminate floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 3" x 6' 3" (2.51m x 1.9m)


A single sized bedroom to the rear of the property. Decorated in neutral colours with a wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 8" x 6' 3" (2.04m x 1.9m)


A family bathroom to the upper floor. Comes with a 3 piece suite in white, including a basin, toilet and a bath tub. Decorated in neutral colours with a tiled floor. Warmed by a gas central heated radiator.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		89
	74	
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
		90
	75	
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference:

martindale_crescent_wigan

