



JONES POTTS TAYLOR



## 42 Warrington Road

Abram, Wigan, WN2 5QF

**£775**

JonesPottsTaylor are pleased to present TO LET this two bedroom, garden fronted, mid-terrace property. Located in Abram, close to schools, shops, amenities and transport links. The property briefly comprises of; entrance to living room, kitchen / Dining room leading to the rear garden. To the first floor are two well-proportioned bedrooms and a further family bathroom with three piece suite. Outside to the front and rear are enclosed low maintenance gardens offering off road parking to the rear.

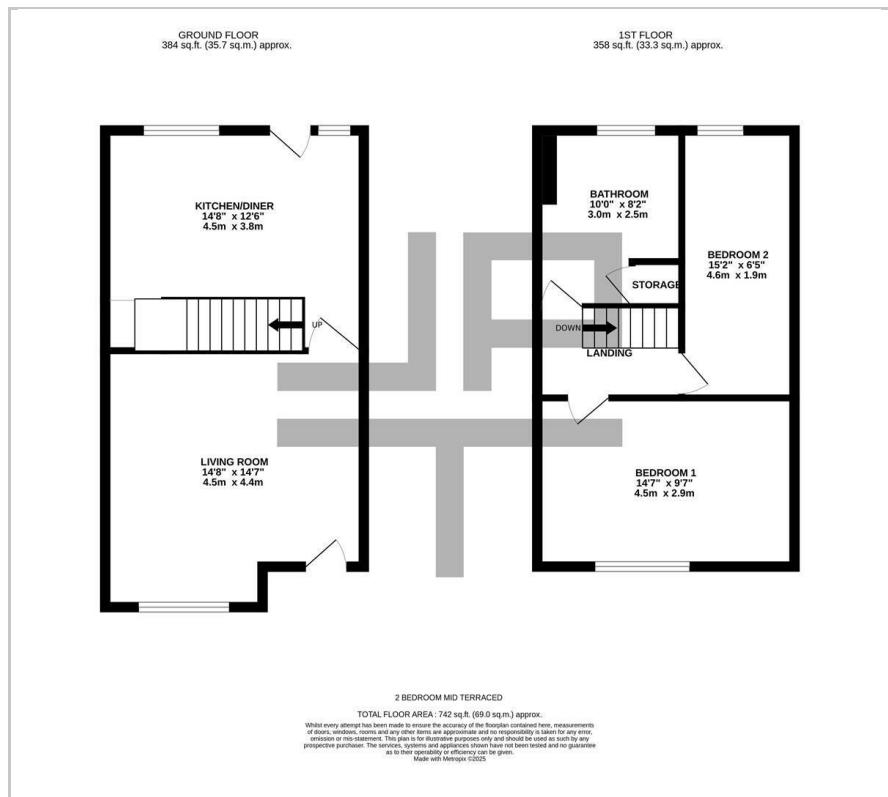
Viewings will be required and under a block viewing schedule.

### Viewing

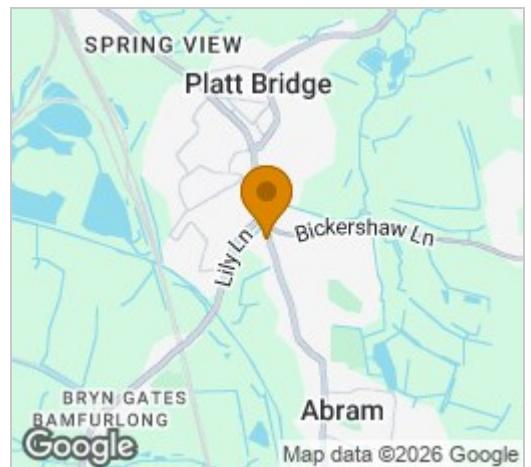
Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



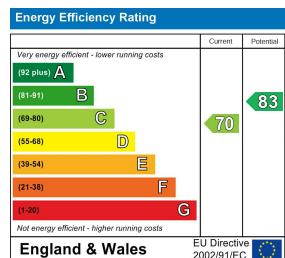
## Floor Plan



## Area Map



## 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 statements of 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 respect of the property.