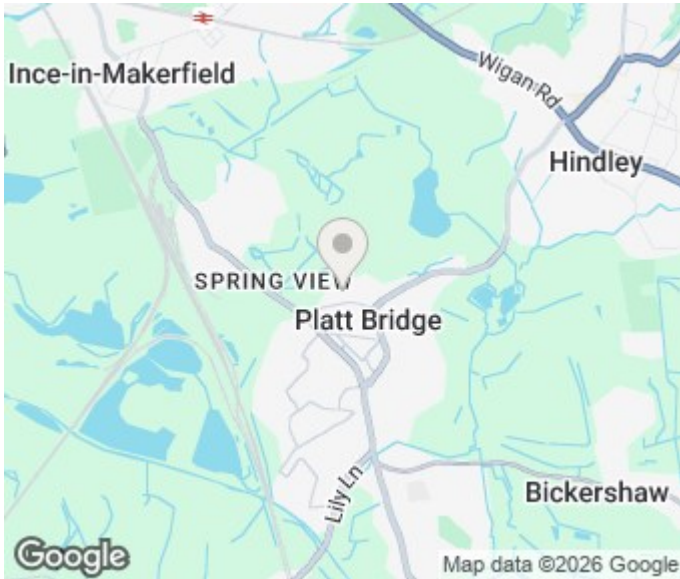


## 7 INGRAM STREET WIGAN, WN2 3TN

£795 PER MONTH

This charming end-terrace house presents an excellent opportunity for those seeking a modern and comfortable living space. With two well-proportioned bedrooms and a contemporary bathroom, this property is tastefully decorated throughout, making it ready for you to move in straight away.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

222 Estates Lettings and Sales  
 222 Orford Lane Orford  
 Warrington  
 Cheshire  
 WA2 7BB

01925 499599  
[info@222estates.co.uk](mailto:info@222estates.co.uk)  
[www.222estates.co.uk](http://www.222estates.co.uk)

