



SIMPLE LIFE



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## Belmont Place, Hindley Green, Wigan, WN2 4UQ

£925 PCM

Belmont Place is equidistant between Manchester and Liverpool, providing good access to regional road and rail networks with the nearest station Daisy Hill providing regular direct services to Manchester City Centre.

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.

The site lies 2 miles from Leigh and its excellent retail and leisure provision including an Asda, Sainsburys and Cineworld.

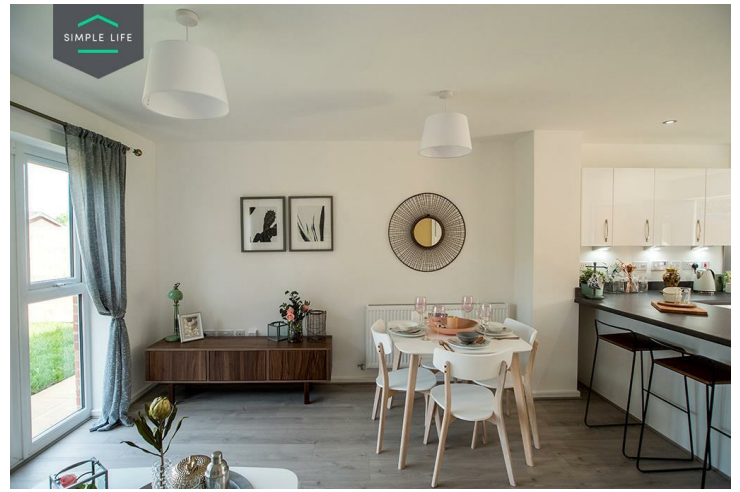
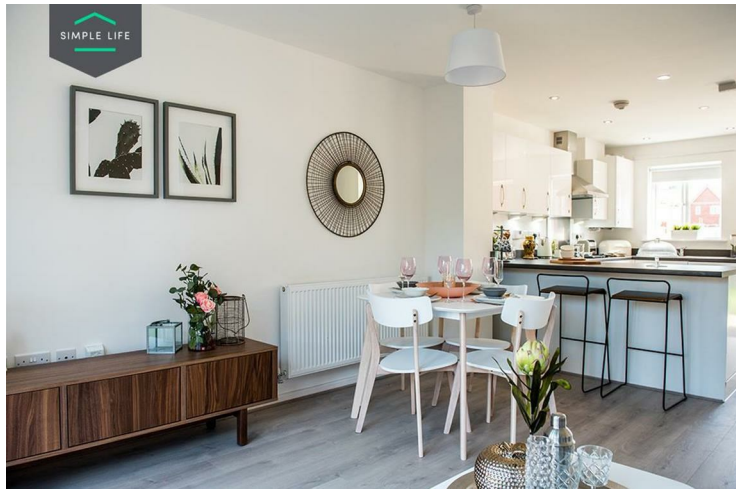
With 52 primary and secondary schools rated 'Good' or 'Outstanding' by Ofsted within 3 miles, Belmont Place is ideally located for families, and benefits from additional retail complexes in Wigan.

To access the site, postcode WN2 4XS brings you to Bickershaw Lane / Smiths Lane with the development sitting to the right of a green play park.

Deposit: £1,060  
Tenancy Length: 12 Months  
Council Tax Band: A  
Available 1st March 2024







## 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

