



SIMPLE LIFE

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Riddell Way, Sutton Leach

£1,050 PCM

Nestled in the area of Sutton, Juniper Grove has a lovely balance of lively bars, shops and restaurants, as well as quiet green spaces and parks all within easy reach of your front door.

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 is perfectly situated for easy access to both Manchester and Liverpool with two train stations within the local area. For those who enjoy a bit of night-life, St Helen's has it down to a tee with plenty of places to eat and drink.

Families and children would quickly feel at home at Juniper Grove, with plenty of things to keep the kids entertained locally, as well as a wide choice of Ofsted rated 'Good' local schools, including Sherdley Primary School, St Anne's Catholic Primary School and Willow Tree Primary School.

Deposit £1210

Council Tax A

Unfurnished

Available 13th August 2025



1



2



1



Key Features

- Private driveway
- Dishwasher
- Washing/drying machine
- Light wash wood effect flooring
- Fitted wardrobes to master bedroom
- Security alarm system
- Fridge freezer
- Oven and hob
- Modern, white kitchen units
- Patio area in the private back garden

Location

