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£795 Per month

350 Leigh Road, Hindley Green, WN2 4XL

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ONLINE ENQUIRIES ONLY

**** TWO BEDROOM GROUND FLOOR APARTMENT TO LET AVAILABLE NOW ** **** Set within an attractive building there are good amenities within easy reach and lovely walks nearby via Bickershaw Country Park and Pennington Flash Country Park is a short drive away. The apartment briefly comprises of; Entrance hallway, lounge, fitted kitchen, two good size bedrooms and family bathroom. Outside there is a parking space available with a private car park just off Meadow Fold. No Pets - sorry.

Communal Entrance Door

Entrance Hallway

15'0" x 4'3" (4.57m x 1.30m)

Intercom security entrance. Two centre ceiling lights, alarm panel, plug sockets, electric radiator, carpet to floor. storage cupboard housing hot water cylinder.

Lounge

14'5" x 10'9" (4.39m x 3.28m)

uPVC double glazed window to front elevation, centre ceiling light, plug sockets, carpet to floor, electric radiator.

Kitchen

7'7" x 7'2" (2.31m x 2.18m)

Fitted with a range of cream wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, electric hob and integrated oven and grill, extractor fan above, vinyl flooring, centre ceiling light, space to site fridge freezer, space and plumbed for auto washer, plug sockets, partial tiling to walls.

Bedroom One

14'2" x 9'11" (4.32m x 3.02m)

uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, plug sockets, electric radiator.

Bedroom Two

10'6" x 9'11" (3.20m x 3.02m)

uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, plug sockets, electric radiator.

Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Bath with shower over and glass screen, vinyl flooring, low level w.c. flush, pedestal sink with mixer tap, electric towel radiator, centre ceiling light, partial tiling to wall.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.

