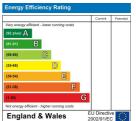
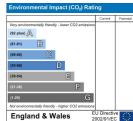


## Floor Plan Area Map



## **Energy Efficiency Graph**





## Viewing

Please contact our Sunshine Estates Office on 020 8066 5055 if you wish to arrange a viewing appointment for this property or require further information.



Sunshine Estates presents this lovely, spacious, and modern 1-bedroom flat in Leigh, offering comfort, convenience, and great access to local amenities and transport links.

Leigh is well-positioned close to major areas such as Manchester, Bolton, Wigan, and Warrington, making it an ideal location for commuters. The town is surrounded by green spaces including Pennington Flash Country Park, and offers a wide range of shops, cafés, and local amenities, making it a pleasant place for both professionals

Known for its rich industrial heritage, Leigh retains much of its Edwardian and Victorian architecture, giving the area a distinctive sense of history and character. The traditional town centre features local markets, a shopping centre, and a retail park, while also offering modern facilities such as a cinema, restaurants, and gyms.

For leisure and recreation, Leigh Sports Village provides a vibrant community hub with a stadium, athletics arena, and various sports clubs.

Don't miss out on this lovely home — contact us today to arrange a viewing!



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 firms employment has the authority to make or give any representation or warranty in respect of the property.