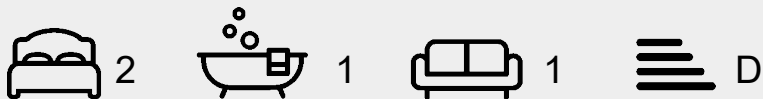




## 6 South Avenue, Leigh, WN7 3BL

### £695 Per Calendar Month



Casa Sales and Lettings are delighted to offer for rent this spacious and newly refurbished two-bedroom mid-terraced house, ideally located close to a wide range of local amenities and excellent transport links. The property offers easy access to Atherleigh Way Bypass and the A580 East Lancashire Road, with local bus routes to Leigh and Wigan town centres within walking distance. Parsonage Retail Park, Leigh town centre, local shops and good schools are also nearby, making this an ideal home for couples, small families or professionals.

To the ground floor, the property comprises an entrance hallway, a bright and spacious lounge, a modern fitted kitchen and a convenient downstairs WC. The hallway leads to a low-maintenance cobbled rear yard. To the first floor, there are two generously sized bedrooms, a useful storage cupboard and a newly fitted modern three-piece bathroom suite. The property has been fully refurbished throughout and is ready for immediate occupancy. Early viewing is highly recommended.

- |   |  |
|---|--|
| ▪ SPECIOUS TWO-BEDROOM MID-TERRACED HOUSE | ▪ BRIGHT AND WELCOMING LOUNGE              |
| ▪ MODERN FITTED KITCHEN                   | ▪ CONVENIENT DOWNSTAIRS WC                 |
| ▪ TWO GENEROUSLY SIZED BEDROOMS           | ▪ FAMILY BATHROOM                          |
| ▪ REAR YARD                               | ▪ EXCELLENT TRANSPORT LINKS                |
| ▪ WALKING DISTANCE TO LEIGH TOWN CENTRE   | ▪ CLOSE TO GOOD SCHOOL AND LOCAL AMENITIES |

