



## Siddow Common, Leigh

3 BED SEMI-DETACHED | PARKING TO REAR | GARDENS FRONT AND REAR | RECENTLY REFURBISHED | NEWLY FITTED KITCHEN | CLOSE TO LEIGH TOWN CENTRE | DOWNSTAIRS W.C.

Asking Price: **£750 Per month**





# Siddow Common, Leigh

## DESCRIPTION

Recently refurbished three bedroom semi-detached property, located within close proximity of Leigh Town Centre. Set within a modern development, the property briefly comprises; hallway, guest w.c., lounge, kitchen/dining room fitted with white gloss wall and base units and providing space for free standing appliances. Under stairs storage cupboard. The dining area has a patio door leading to a paved patio area and an enclosed rear garden area. There is on street parking to the rear of the property. Stairs lead to the first-floor landing giving access to two double bedrooms and one single bedroom. The family bathroom is fitted with a three-piece bathroom suite comprising of a bath with shower over, W.C. and a hand wash basin. Externally, the front garden is walled and lawned and set back from the road.

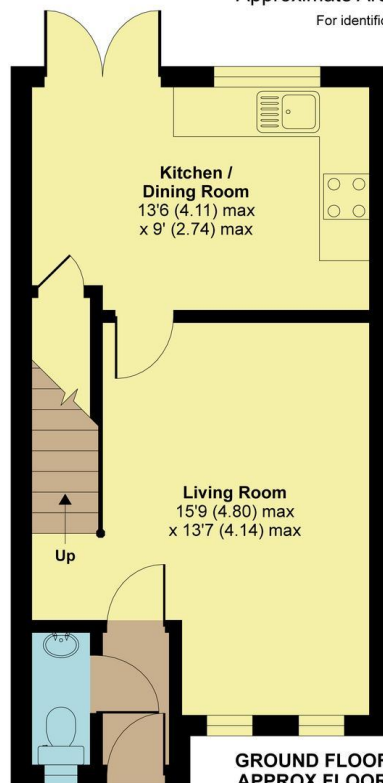




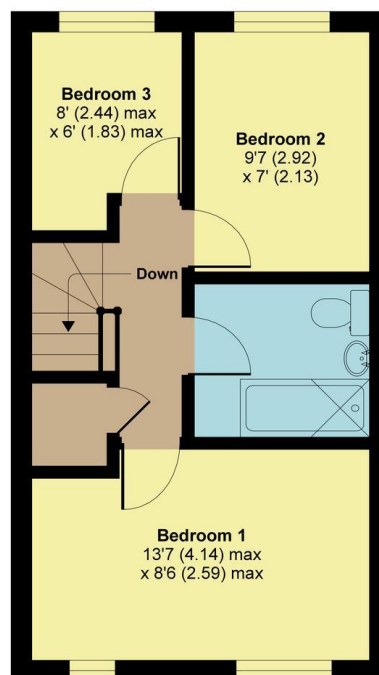
## Siddow Common, Leigh, WN7

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 32.7 SQ M  
(353 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 31.7 SQ M  
(342 SQ FT)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 781421

Do you have a property  
**to sell or let?**



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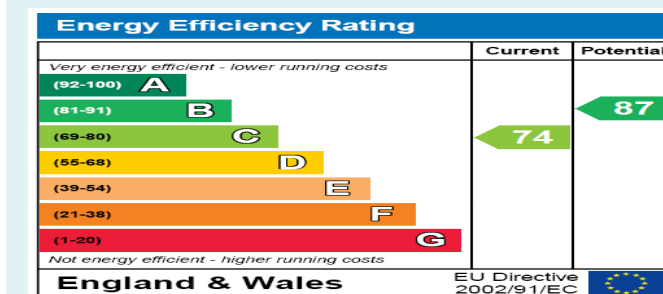


## OPENING HOURS

Hunters opening hours – 9-5.15pm  
Monday to Friday & 10-2pm Saturday.  
Closed Sunday.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.