



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Guest Street, Leigh, WN7 2RP

£850 PCM

www.keenanslettings.co.uk are delighted to welcome this beautifully presented, two bedroom family home to the rental market. On a highly desirable street, just off Holden Road in Leigh, enviably located, this home is within walking distance of the Manchester guided bus route and is only a short drive to both the A580 and M61.

The property comprises; UPVC Entrance Porch leading to the Entrance Hall which then gives access to the Kitchen and Lounge. The Lounge then gives access to the Conservatory with under floor heating. To the first floor lie two Bedrooms - with fitted wardrobes to the master, and a family Bathroom. Externally the property boasts a charming laid to lawn garden with mature shrub hedges and a tarmac driveway which provides off road parking for a number of vehicles. To the rear lies a beautifully kept, laid to lawn garden with colourful planted borders, mature hedges and paved patio areas and pathways.

This property must be viewed to appreciate the quality of home on offer, for more information or to book a viewing please contact our Lettings team. Security Deposit £750

Guest Street, Leigh, WN7 2RP

£850 PCM



- Semi Detached House
- Conservatory with Under Floor Heating
- Gardens to Front and Rear
- No Pets, No Smokers, No DSS
- Two Bedrooms
- Fitted Kitchen
- Beautifully Presented
- Reception Room
- Off Road Parking
- Deposit £830

GROUND FLOOR

Council Tax Band B

ENTRANCE PORCH

Double glazed UPVC and brick porch with UPVC front entrance door, half glazed hardwood door to entrance hall

ENTRANCE HALL

Stairs to first floor with spindle balustrade, doors to kitchen and lounge

KITCHEN

6'1" x 8'5" (1.85 x 2.57)

UPVC double glazed window, range of white high gloss wall and base units with complementing black laminate work surfaces, inset 1.5 bowl stainless steel sink, drainer and mixer tap, integrated electric oven, integrated four ring gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor

LOUNGE

14'8" x 12'4" (4.47 x 3.76)

UPVC french doors to Conservatory, central heating radiator, under stairs storage cupboard

CONSERVATORY

10'3" x 11'5" (3.12 x 3.48)

UPVC and brick structure with french doors to rear garden, tiled floor with under floor heating

FIRST FLOOR

LANDING

UPVC double glazed window, loft access, doors to bedrooms and bathroom

BEDROOM ONE

10'6" x 9'4" (3.2 x 2.84)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes

BEDROOM TWO

12'4" x 7'3" (3.76 x 2.21)

UPVC double glazed window, central heating radiator, storage cupboard

BATHROOM

White three piece suite comprising; low suite wc, pedestal wash hand basin, panelled bath with mixer tap and direct feed shower over, fully tiled elevations, central heating radiator

EXTERNAL

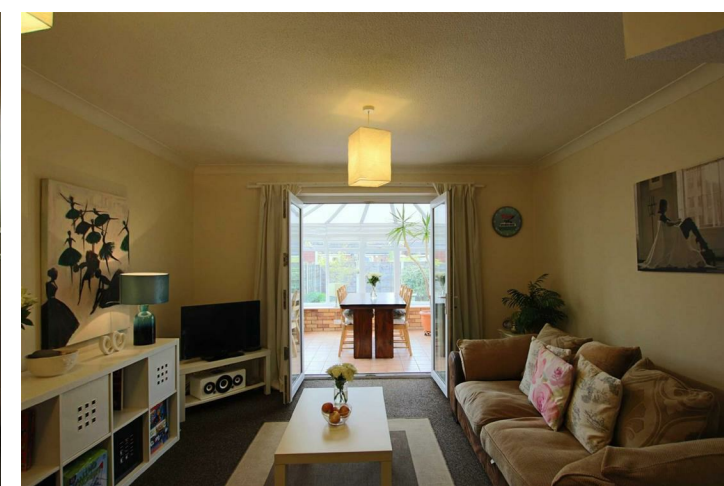
FRONT

Laid to lawn front garden with mature shrub hedges and a tarmacadam driveway to the side

REAR

Laid to lawn with planted borders, mature shrub hedges, paved pathways and patio areas

AGENTS NOTES



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