

SCOTT &
STAPLETON

CANVEY ROAD
, SS9 2PA
£1,150 PCM





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Scott & Stapleton are delighted to offer this spacious and well presented two double bedroom first floor apartment, situated in popular location on the Marine Estate and within walking distance to Leigh station. The property is well presented throughout and offers a large living room, newly fitted shower room and two double bedrooms. Also benefitting from own section of rear garden, garage and off street parking . Unfurnished and available end of October



Own Front Door and Hallway

Stairs and First Floor Landing

Living Room

4.758 x 3.637 (15'7" x 11'11")

Kitchen

3.292 x 2.701 (10'9" x 8'10")

Bedroom One

3.612 x 3.383 (11'10" x 11'1")

Bedroom Two + Fitted Wardrobes

3.181 x 2.966 (10'5" x 9'8")

Shower Room

Garage

Off Street Parking

Own Section of Rear Garden



When energy efficiency has been calculated in accordance with the provisions of the Building Regulations, the energy performance of the building is shown by the energy efficiency rating. The energy efficiency rating is based on the energy performance of the building and is not a measure of the energy performance of the building. The energy efficiency rating is based on the energy performance of the building and is not a measure of the energy performance of the building.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	75
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
1	1
EU Directive 2002/91/EC	
England & Wales	