

SCOTT &  
STAPLETON

HADLEIGH ROAD  
, SS9 2LZ  
£1,375 PCM





## **HADLEIGH ROAD**

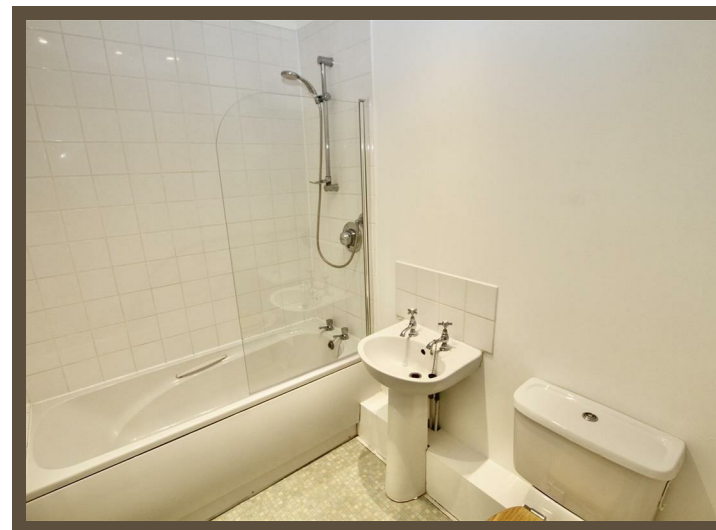
**, SS9 2LZ**

**£1,375**


**pcm**

**GARAGE AND OFF STREET PARKING!** Scott & Stapleton are pleased to offer this delightful two bedroom first floor apartment situated in this sought after location on the Marine Estate and within walking distance to Leigh station & Broadway with its array of boutique shops and cafes. The property is well presented throughout, with a large living room with bay window, fitted kitchen with newly fitted oven, white bathroom suite with shower, and two good sized bedrooms (one double and one single).

**Offered on an unfurnished basis, available soon.**



Floor plan of the first floor of Scott & Stapleton. The plan includes a central living room, a kitchen, a bathroom, a bedroom, a lobby, and a hall. The text "SCOTT & STAPLETON" is prominently displayed in the center of the plan.

| Energy Efficiency Rating  |  | Current                    | Potential   |
|---|--|----------------------------|---|
| <b>Very energy efficient - lower running costs</b><br>(12 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 72                         | 81  |
| <b>Not energy efficient - higher running costs</b>  |  |                            |   |
| <b>England &amp; Wales</b>  |  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating   |  | Current                        | Potential |
|--|--|--------------------------------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |  | 71                             | 83        |
| <p><b>England &amp; Wales</b></p>  |  | <p>EU Directive 2002/91/EC</p> |           |