



## 58 Pendle Court

, Leigh, WN7 3AB

**£750 PCM**



Sapphire Homes are pleased to be in a position to offer For Rent this well presented two bedroom ground floor apartment overlooking the Leeds / Liverpool canal close to Leigh town centre and within a short walk of local amenities and transport links. The property comprises of entrance / hallway leading to an open plan lounge / kitchen / dining room, and to the rear of the property there are 2 good sized bedrooms - master with balcony area and bathroom with shower over bath. Electric Heating. Double Glazing. Allocated Parking. Neutral decor throughout. Would suit couple, professional or small family. No Pets. No Smoking. Early Internal Viewing is a Must.



## GROUND FLOOR

Entrance / Hallway

Lounge / Kitchen / Diner

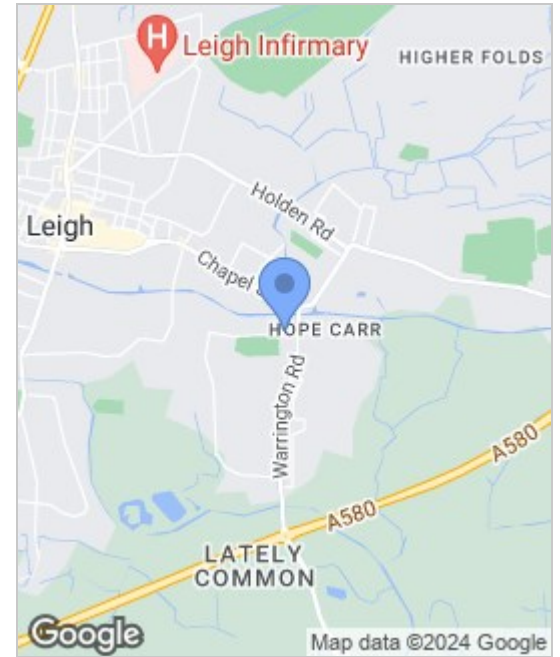
Master Bedroom

Bedroom 2

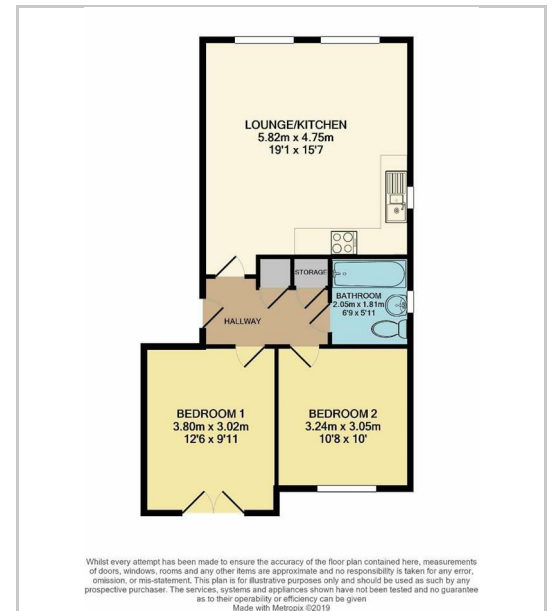
Bathroom

EXTERNAL

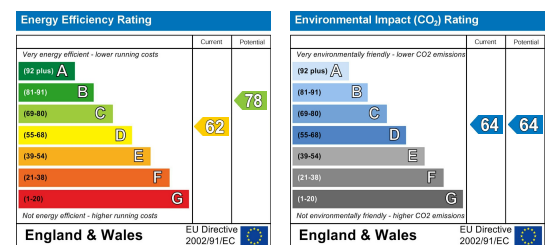
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 the 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 on behalf of the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX  
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

*specialists in sales, Lettings & Property Investments*