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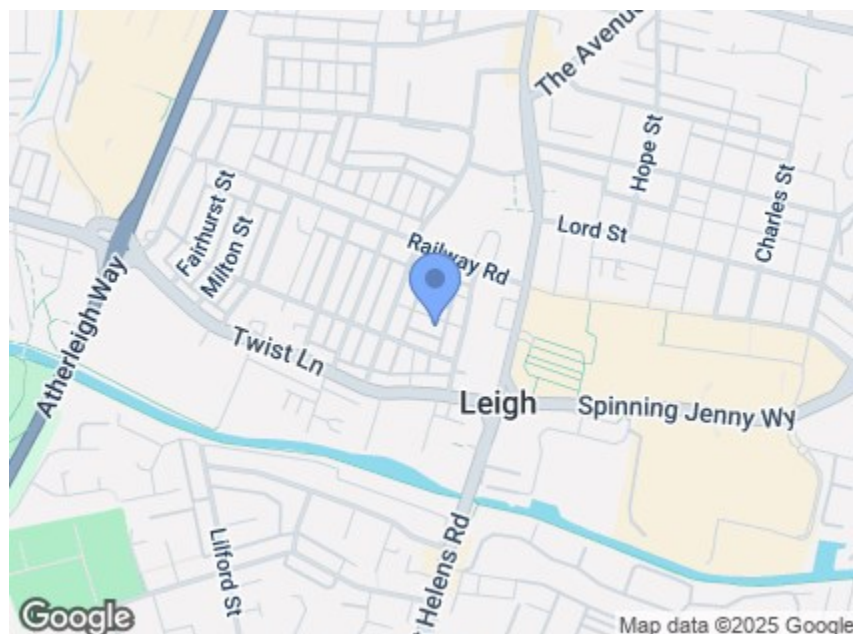


7 Youd Street
, Leigh, WN7 4BY

£800 Per month



- NEWLY DECORATED & CARPETED TO THE FIRST FLOOR
- Situated Within Walking Distance of Town Centre
- Close to Commuter Links & Local Amnities
- Lounge, Kitchen Diner, Two Bedrooms & Bathroom
- Offered Unfurnished & Available Immediately
- Taking Enquiries Now for Viewings, Call Today



Directions

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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7 Youd Street

, Leigh, WN7 4BY

Charles Louis are pleased to let this terraced property nestled on Youd Street in the charming town of Leigh, this delightful two-bedroom house offers a perfect blend of comfort and convenience. With a well-appointed reception room, this property is ideal for both relaxation and entertaining guests. The home features a modern bathroom, ensuring that daily routines are both practical and pleasant. Two bedrooms and a remodelled bathroom along with kitchen make this a great place to live for a young family or professional couple alike.

Leigh is a vibrant town that boasts a rich mix of independent retailers and well-known high street brands. The Spinning Gate Shopping Centre and Leigh Market serve as central hubs, providing residents with access to fresh produce, unique gifts, clothing, and essential household goods. This makes shopping a delightful experience, whether you are seeking everyday items or something special.

Dining options abound in the area, catering to a variety of tastes and preferences. From cosy cafés to more formal dining establishments, there is something to satisfy every palate. Additionally, the town centre is equipped with supermarkets, pharmacies, banks, and healthcare facilities, making daily life exceptionally convenient for residents.

For those with an appreciation for the arts, the Turnpike Gallery, located above Leigh Library, offers a dynamic space for contemporary art exhibitions and cultural events throughout the year. This adds a touch of creativity to the community, making it an engaging place to live.

Sports enthusiasts will also find much to enjoy, as Leigh Sports Village is home to the Leigh Leopards rugby team and hosts Manchester United Women’s football matches. This modern stadium provides an exciting atmosphere for both local and visiting fans.

In summary, this property on Youd Street is not just a house; it is a gateway to a vibrant lifestyle in Leigh, where convenience, culture, and community come together beautifully.

Lounge

With a front facing UPVC double glazed window, coving, laminate wood effect flooring, radiator and power points.



Inner Passage

Opening into the kitchen/ diner with an understairs cupboard.

Kitchen

With a rear facing UPVC double glazed window, partly tiled flooring, radiator, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, space for electric oven, space for fridge/ freezer and UPVC door to the rear.



First Floor Landing

With loft access.

Master Bedroom

With a front facing UPVC double glazed window, radiator, TV point and power points.



Bedroom Two

With a rear facing UPVC double glazed window, radiator, built in cupboard and power points.



Bathroom

Partly tiled with a rear facing opaque UPVC double glazed window, radiator, panel enclosed bath with shower over and screen, low flush WC and hand wash basin with pedestal.



Rear Courtyard

Low maintenance courtyard with water supply.

Council Tax Band