



HUNTERS[®]
HERE TO GET *you* THERE



Siddow Common, Leigh

Per Calendar Month £895 Per Calendar Month

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HUNTERS are pleased to offer this three bedroom semi-detached property, located within close proximity of Leigh Town Centre. Set within a modern development, the property briefly comprises; hallway, guest w.c., lounge, kitchen/dining room fitted with white gloss wall and base units and providing space for free standing appliances. Under stairs storage cupboard. The dining area has a patio door leading to a paved patio area and an enclosed rear garden area. There is on street parking to the rear of the property. Stairs lead to the first-floor landing giving access to two double bedrooms and one single bedroom. The family bathroom is fitted with a three-piece bathroom suite comprising of a bath with shower over, W.C. and a hand wash basin. Externally, the front garden is walled and lawned and set back from the road.



KEY FEATURES

- 3 BED SEMI-DETACHED
- PARKING TO REAR
- GARDENS FRONT AND REAR
- DOWNSTAIRS W.C.
- CLOSE TO LEIGH TOWN CENTRE
- EPC RATING C



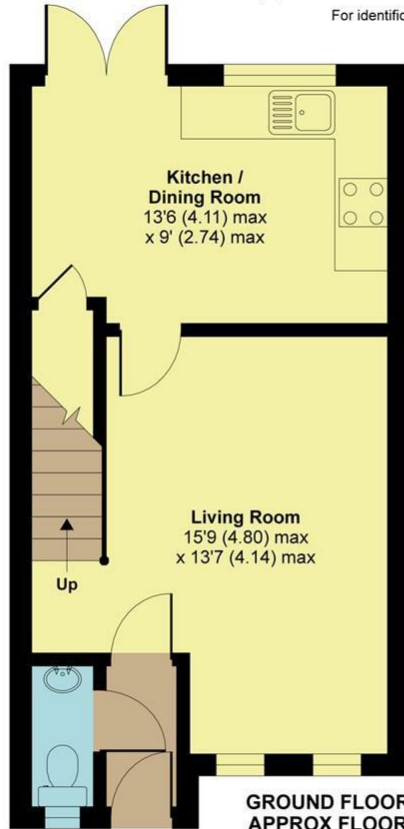




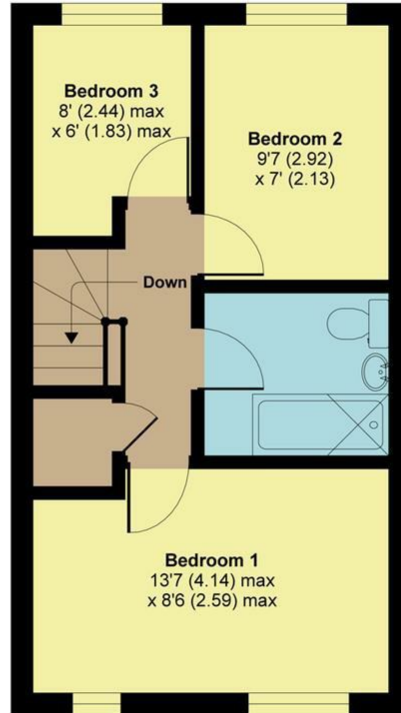
Siddow Common, Leigh, WN7

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 32.7 SQ M
(353 SQ FT)

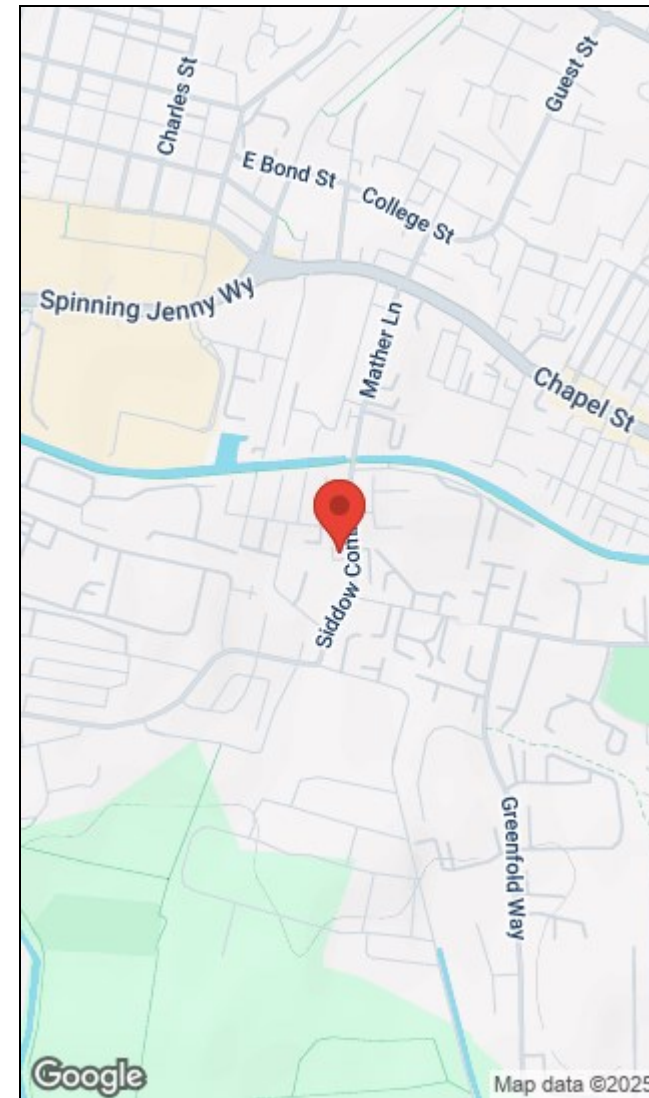


FIRST FLOOR
APPROX FLOOR
AREA 31.7 SQ M
(342 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 781421



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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(69-80) C		
(55-68) D			(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		

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