



HUNTERS[®]
HERE TO GET *you* THERE



Siddow Common, Leigh

Per Calendar Month £950 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



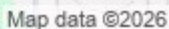




For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021.
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| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|--|---------|-----------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | 74 | 87 | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | 74 | 87 |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | |

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



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