

TO LET

45, Pendle Court, Leigh, WN7 3AB

REGAN & HALLWORTH  
The Professional Estate & Letting Agents



## 45, Pendle Court, Leigh, WN7 3AB

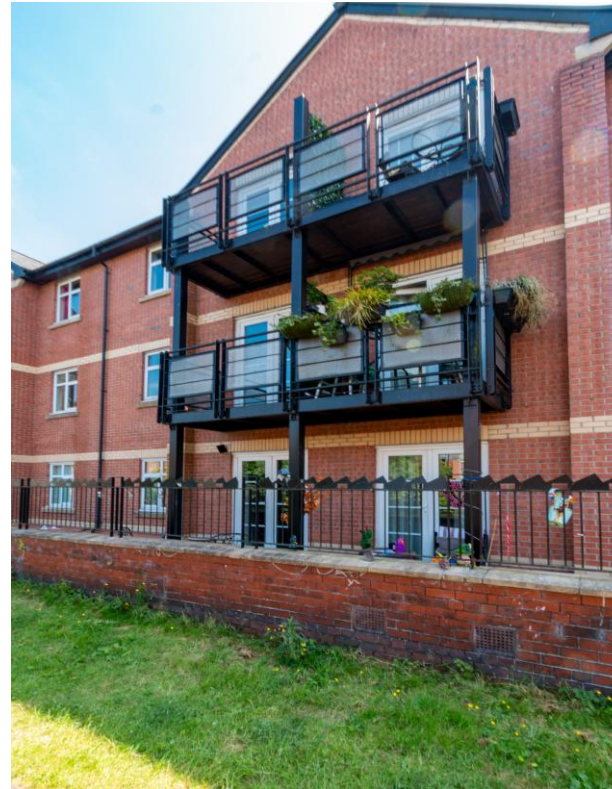
*A fantastic two bed apartment with balcony enjoying canal side views.*



- First floor two bed apartment
- Outside balcony
- Modern fitted kitchen
- Close to local travel links
- Views over Bridgewater Canal
- Allocated parking space
- Security intercom system
- 586 SQ.FT.

Now available to let is this spacious two-bedroom first floor apartment in a highly sought after location on a small apartment development backing directly onto the Bridgewater Canal and boasting a balcony with waterside aspects. Located on the first floor there is a secure entrance with intercom system and communal hallway, its own private entrance hallway with airing cupboard/cloaks and another cupboard housing the washing machine and additional storage, two good sized bedrooms with outside balcony overlooking the canal to master, a modern three-piece bathroom plus a spacious open plan lounge and modern fitted kitchen area which enjoys sunny southerly aspects. Externally there are communal gardens and one allocated parking space. The property is located in the heart of Leigh and provides easy access to the East Lancs Road, local train station and shops. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and amazing location.





**GROUND FLOOR**  
**586 sq.ft. (54.4 sq.m.) approx.**



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.  
**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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