

HOME  TRUTHS

5 Mill Leat Mews, Parbold

WN8 7NH

£950 pcm





To the front of the property is front garden laid to lawn and walkway bordering the canal which is private for residents only. Stepping into the property, the vestibule has stairs leading to the first floor and the door to the left leads into the reception room. A large bay window to the front gives superb canal-side views and allows light to flow through the room. Double doors lead into the kitchen diner with wooden flooring, a range of wall and base units and integrated electric oven with extractor fan over. There is a freestanding fridge/freezer and washer dryer which can be left for the tenants use. French doors lead into a further dining or seating area as it overlooks the private rear garden.



To the first floor is a double bedroom with en-suite and built-in wardrobe space and bedroom two which is a comfortable single, both are neutrally decorated and carpeted. The modern three-piece bathroom comprises panelled bath, low level wc and wash hand basin.

To the rear there is an enclosed low maintenance courtyard garden with storage shed. A gateway opens to the main communal parking area plus giving convenient access to the property's designated parking space in one of the brick-built car ports, there is also ample visitor parking. This beautiful home is warmed by electric storage heaters.

The property is available now and requires a deposit of £1095, including a holding deposit of £215.

Council Tax Band: C

EPC Energy Efficiency Rating: E

- Canal views
- Modern kitchen and bathroom
- Car port
- Two bedrooms
- Available now



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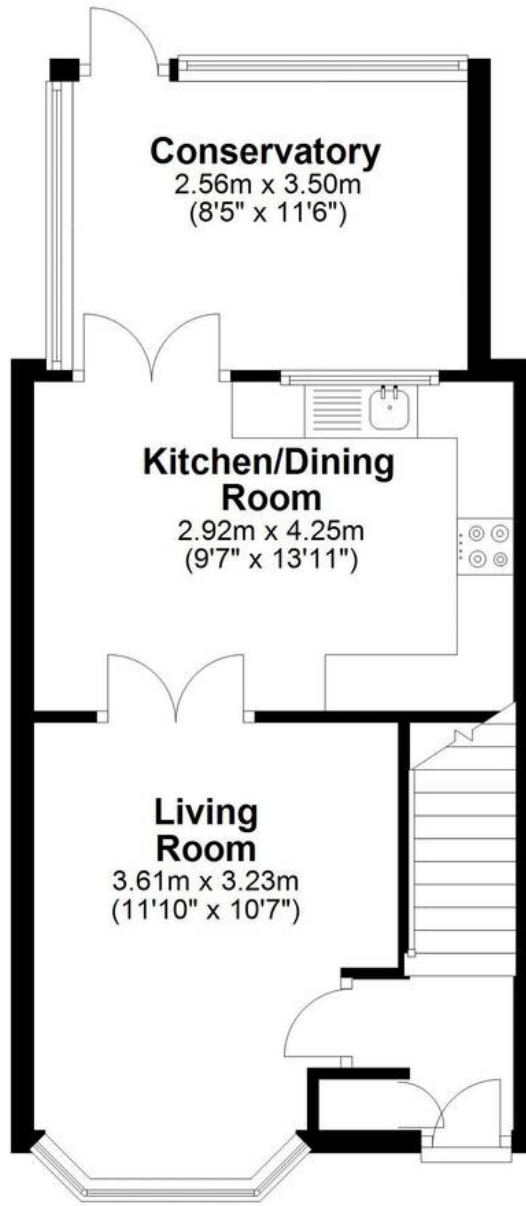
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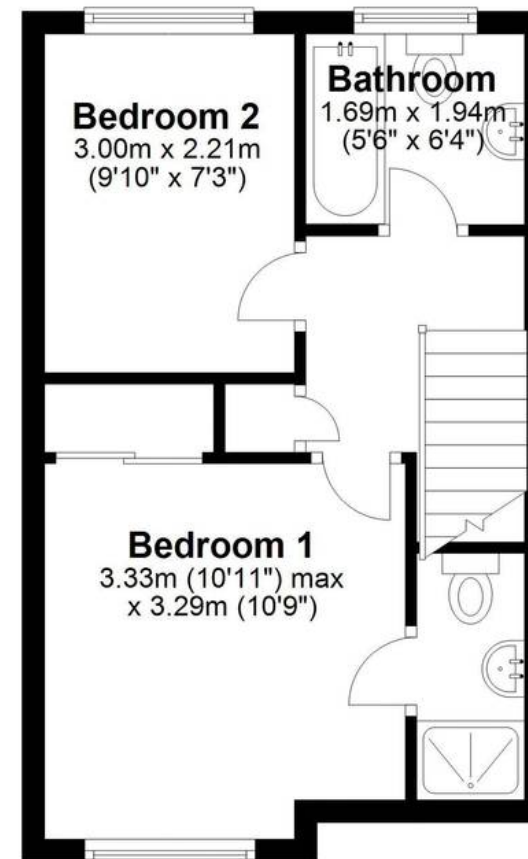
Ground Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.