

TO LET

11, Halstead Grove, Leigh, WN7 2JN

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents



11, Halstead Grove, Leigh, WN7 2JN

Exceptional three bed end-terrace home located on a modern development in Leigh.



- Exceptional modern end-terrace home
- Open plan kitchen / dining room
- Bathroom with shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Two double / one single bedroom
- Gardens and driveway
- 955 SQ.FT.

Now available to let and located on a popular modern development is this attractive three bed end-terrace home. Halstead Grove has been finished to an excellent standard throughout offering a very modern and contemporary living environment. The property is situated close to a range of amenities, Lilford Park, Leigh Hospital, great public transport links and a range of outstanding schools for all ages.

In brief the accommodation comprises of entrance hallway, spacious formal lounge / sitting room located to the front, open plan kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units, space for a dining table and then double doors leading into a large conservatory. Up on the first floor there are two good sized bedrooms, a third single bedroom and a modern family bathroom comprising of wc, sink unit and bath with shower over.

Externally the property has a low maintenance garden to the front with driveway to the side whilst to the rear there is a well-maintained private garden. Internal inspection is highly recommended to truly appreciate the properties size, internal finish and outstanding location.





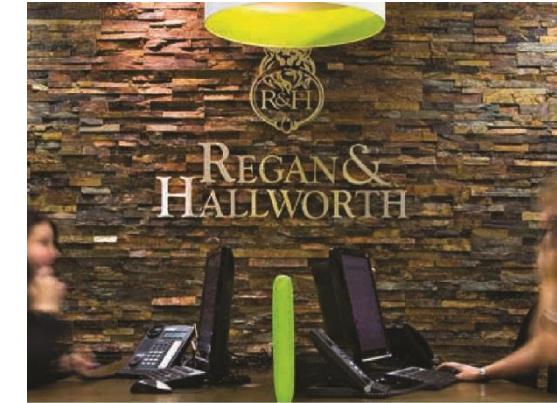
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TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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