

TO LET

11, Halstead Grove, Leigh, WN7 2JN



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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.

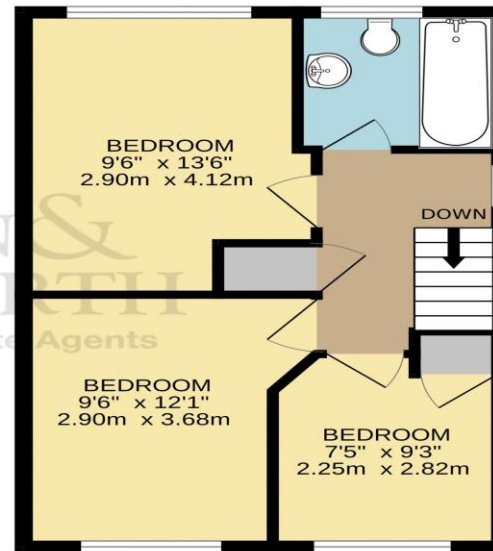
Externally the property has a low maintenance garden to the front with driveway to the side whilst to the rear there is a well-maintained private garden. Internal inspection is highly recommended to truly appreciate the properties size, internal finish and outstanding location.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

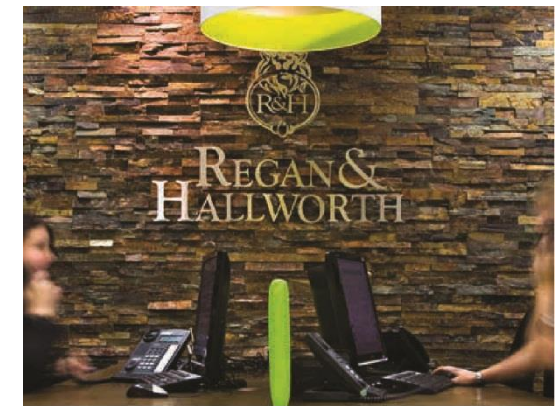


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 955 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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