



7 Surrey Avenue, Leigh, WN7 2NN

£1,200 PCM

Casa Sales and Lettings are delighted to offer TO LET this beautifully presented two bedroom semi detached true bungalow in the popular sought after area of Surrey Avenue on the Leigh / Astley border. The property has recently undergone a small refurbishment with new decorating throughout, flooring and new kitchen doors.

The ground floor comprises of a spacious living/ dining room with feature fireplace, a modern fitted kitchen with integrated oven and hob, a generously sized bedroom and a modern bathroom with walk in shower.

Upstairs, the property benefits from a large converted loft master bedroom, providing built-in wardrobes and additional storage.

Externally, the property benefits from a front and side driveway providing off-road parking for several vehicles, together with a large, low-maintenance rear garden featuring artificial lawn and extensive paved areas. There is also a useful large garage/outbuilding to the rear.

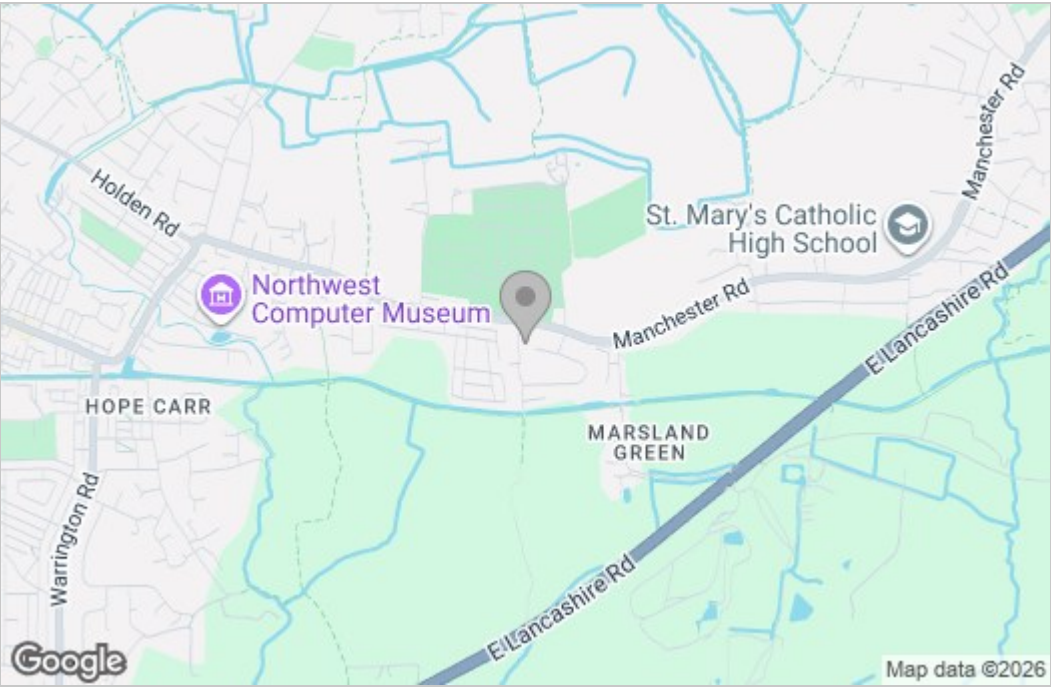
The property is situated in a popular residential area within walking distance to the Leeds Liverpool canal. Leigh town centre is nearby, offering a range of shops, cafés and local amenities. The property also benefits from good transport links to Wigan, Bolton and Manchester with the A580 East Lancashire road a short drive away.

Call now to organise a viewing.

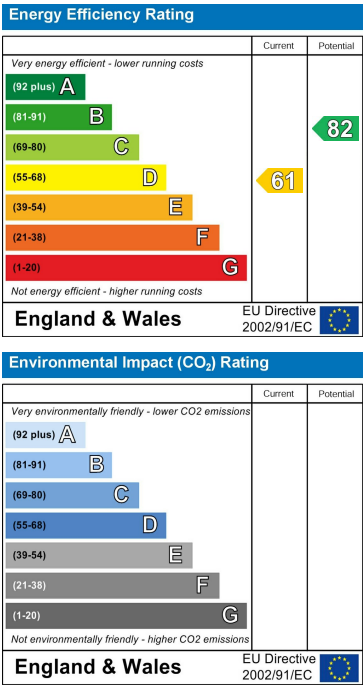


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

