



## 6 Peel Street, WN7 1XF £850 Per month

Arc Homes is delighted to present to let this beautifully presented two-bedroom terraced property, ideally located in the heart of Leigh. The accommodation briefly comprises an entrance hall leading to a bright and spacious living area, along with a well-appointed kitchen. To the first floor, there are two generously sized bedrooms and a bathroom fitted with a modern three-piece suite. Externally, the property benefits from a low-maintenance rear yard, completing this attractive home. Recently enhanced with new carpets and fresh redecoration throughout, this property is ready to move into. Located close to local amenities such as Parsonage Retail Park and Leigh Bus Station, early viewing is highly recommended to avoid disappointment. Restrictions: Bond Scheme not accepted, smoking is not permitted in the property and pets will be considered.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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