Harrisons
ESTATE AGENTS



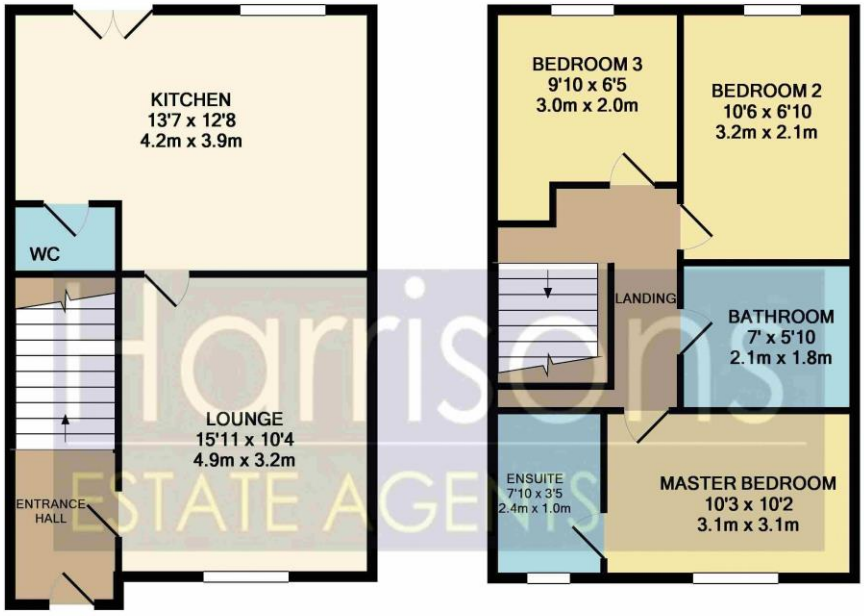
16 Smallbrook Lane
Leigh WN7 5QA

Monthly Rental Of £675

16 Smallbrook Lane,
Leigh, WN7 5QA.

Available 20th March 2018 Stunning 3 Bedroom Mews property in Leigh! Viewings taking place now, book yours today! Tel 01942 887788 www.harrisonsnet.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017

SUMMARY

BRAND NEW 3 BEDROOM PROPERTY

DOWNSTAIRS WC

MODERN KITCHEN / DINER

OFF ROAD PAKRING

CLOSE TO LOCAL MOTORWAYS AND TRAIN STATIONS

NEW CARPETS

BRAND NEW BATHROOM

EN-SUITE SHOWER ROOM















IMPORTANT: We would like to inform prospective purchasers that these sale particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for the furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Description

Entrance Hallway *9' 6" x 5' 1" (2.90m x 1.55m)*
New carpet flooring, uPVC front door, Ceiling light, Electric meter box, Smoke alarm, small single panel radiator

Lounge *15' 11" x 10' 4" (4.85m x 3.15m)*
Double glazed window, two openers, large single panel radiator, Ceiling light, under stair storage, new carpet flooring,

Kitchen/Diner *12' 8" x 13' 7" (3.86m x 4.15m)*
Brand new fitted high gloss kitchen with grey brick splash backs, laminate worktops, 4 ring electric hob, electric oven, electric stainless steel extractor, stainless steel sink with chrome mixer tap, brand new boiler, plumbing for washing machine, space for a fridge freezer, large single panel radiator, french doors leading to the rear garden, ceiling recess LED spotlights, smoke alarm

Downstairs WC *4' 1" x 3' 3" (1.25m x 1m)*
Ceiling recess spotlight, extractor fan, white WC and white wall sink, tiled floor

Garden
Off Road parking at the rear, small patio area, steps leading up to car park for two spaces

First Floor Landing *9' 4" x 6' 4" (2.85m x 1.94m)*
Carpet flooring, loft hatch, ceiling light, smoke alarm,

Bedroom 3 *9' 10" x 6' 5" (3m x 1.95m)*
P shaped bedroom, single panel radiator, double glazed unit, ceiling light, new carpet floor,

Bedroom 2 *10' 6" x 6' 10" (3.21m x 2.09m)*
Double bedroom, single panel radiator, double glazed window unit with opener,

Bathroom *5' 10" x 7' 0" (1.77m x 2.14m)*
Fully tiled walls and flooring, Chrome meter towel radiator, 3 piece bathroom suite with chrome centre taps on bath and sink, extractor, Ceiling recess spotlight

Master Bedroom *10' 2" x 10' 3" (3.11m x 3.13m)*
Carpet flooring, Double panel radiator, Front double glazed window unit with an opener, Ceiling light

En-suite Shower Room *7' 10" x 3' 5" (2.4m x 1.03m)*
Electric shower, tile surround, Shower curtain, Frosted double glazed window unit, white WC, White wall sink with cupboard storage, one ceiling light and extractor

The Property Ombudsman
Find details of all our properties at rightmove.co.uk The UK's number one property website