



Apt 6, 9 Pearson Place, Leigh
£170,000

Miller Metcalfe
Every step of the way

Apartment 6

9 Pearson Place, Leigh

Situated within the highly sought after Pennington Marina development and offered with no chain, this stunning first floor, two bedroom apartment offers exceptional waterside living with amazing marina views throughout.

The property welcomes you via a spacious entrance hallway, setting the tone for the well presented accommodation. The generous master bedroom benefits from a modern en suite, while a second well proportioned bedroom is served by a stylish main bathroom, making the layout ideal for professionals, couples, or small families.

At the heart of the home is an impressive open plan kitchen, dining, and living area, designed for both comfort and entertaining. This bright and contemporary space is enhanced by a Juliet balcony and enjoys breathtaking views across the marina, creating a truly relaxing and scenic environment.

Further benefits include an allocated parking space and a desirable location close to local amenities, transport links, and scenic walks.

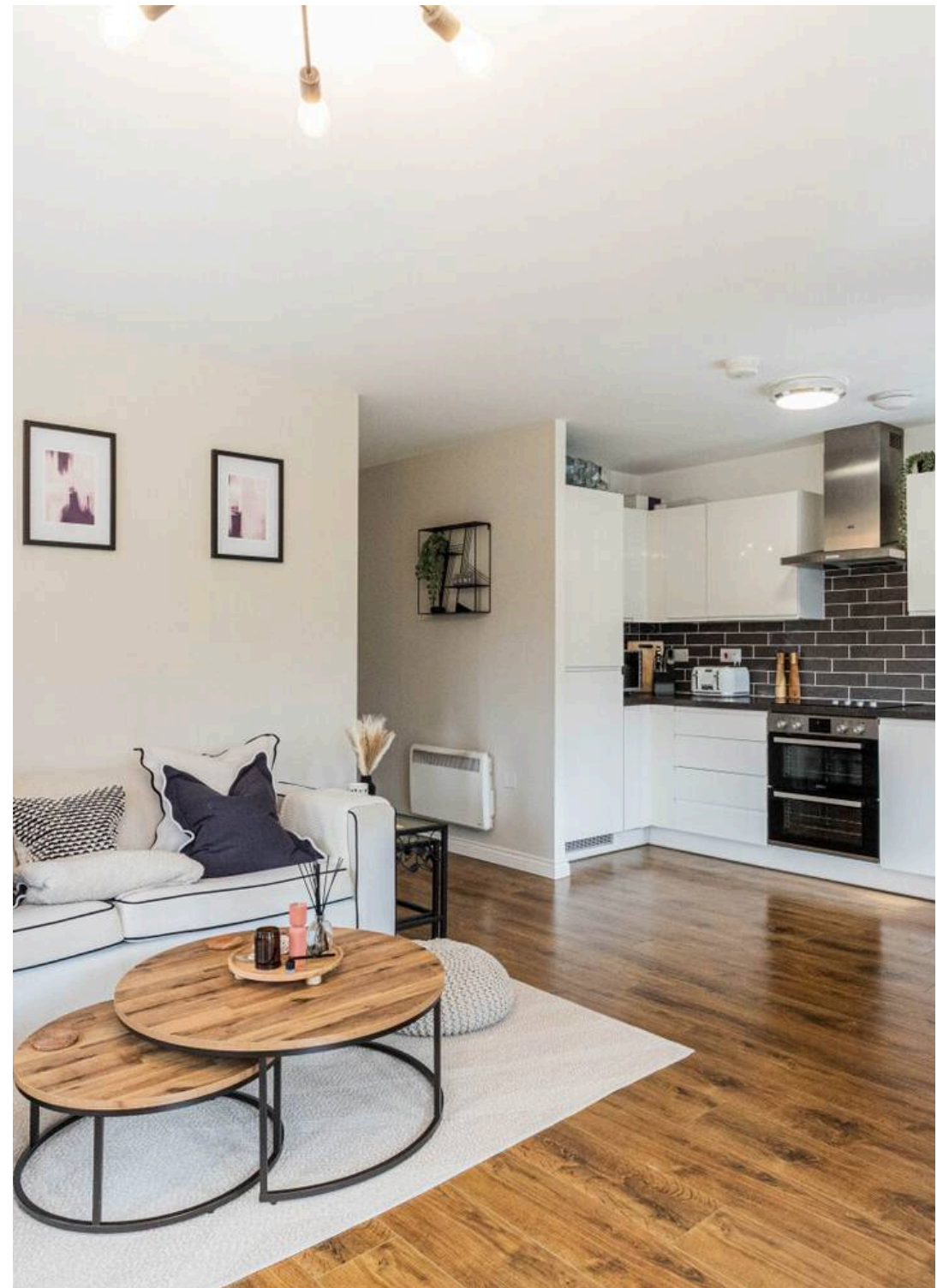
Offering a perfect blend of modern living and picturesque surroundings, this superb apartment must be viewed early to fully appreciate all it has to offer.

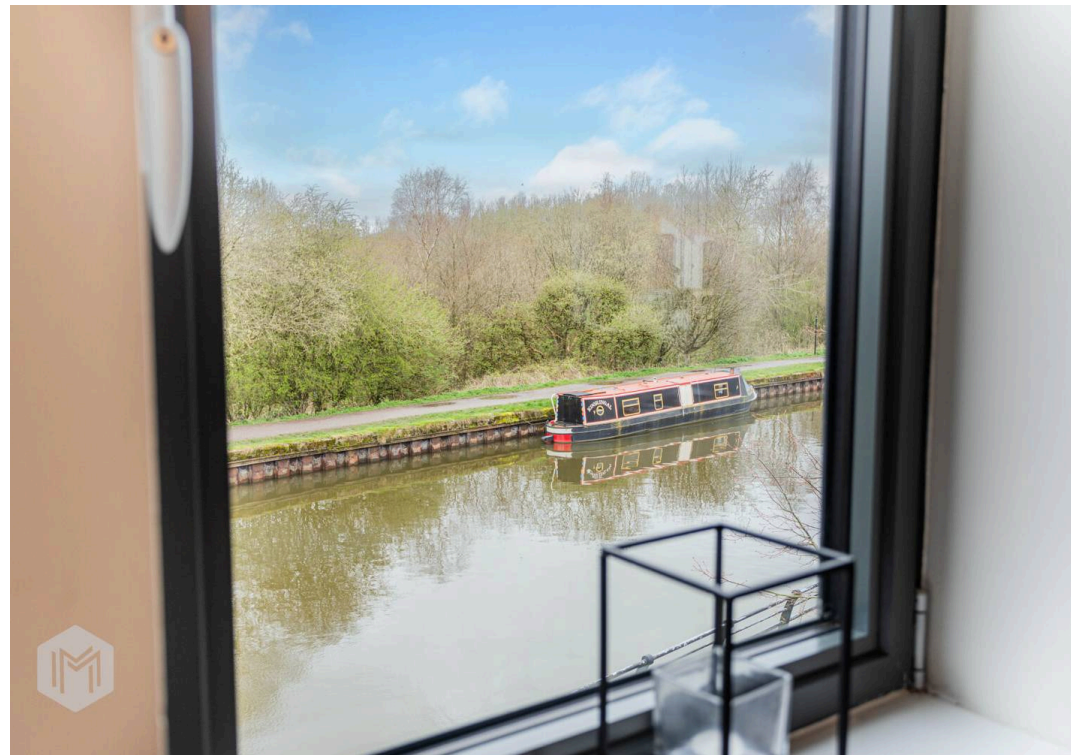
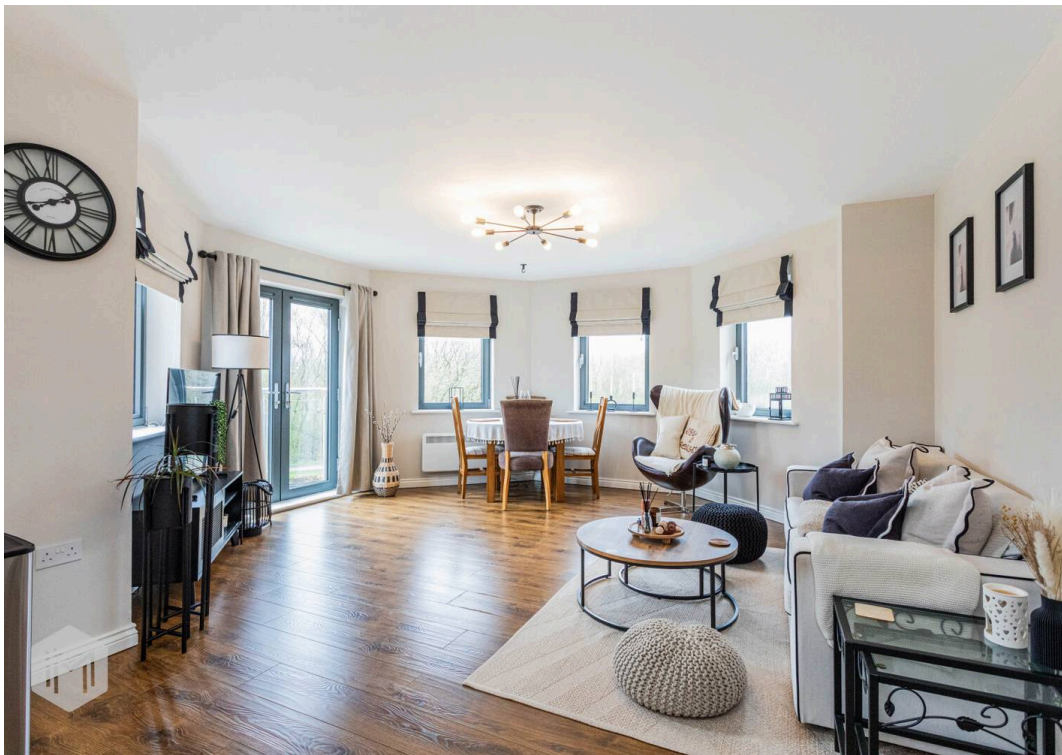
Council Tax band: B

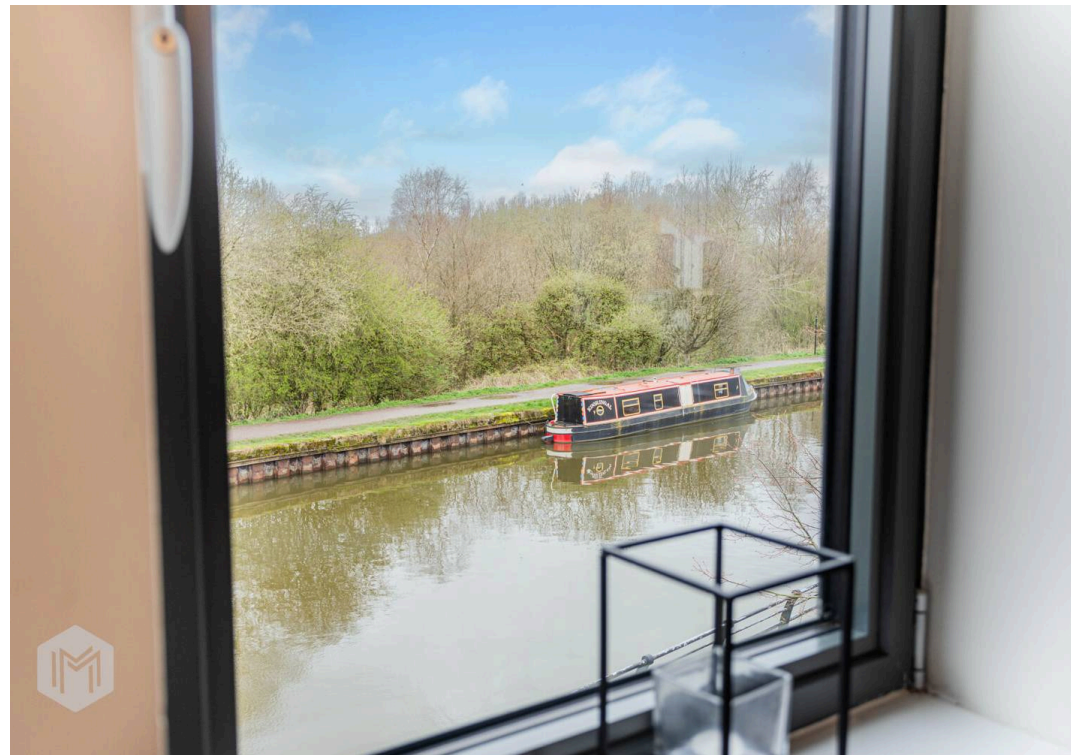
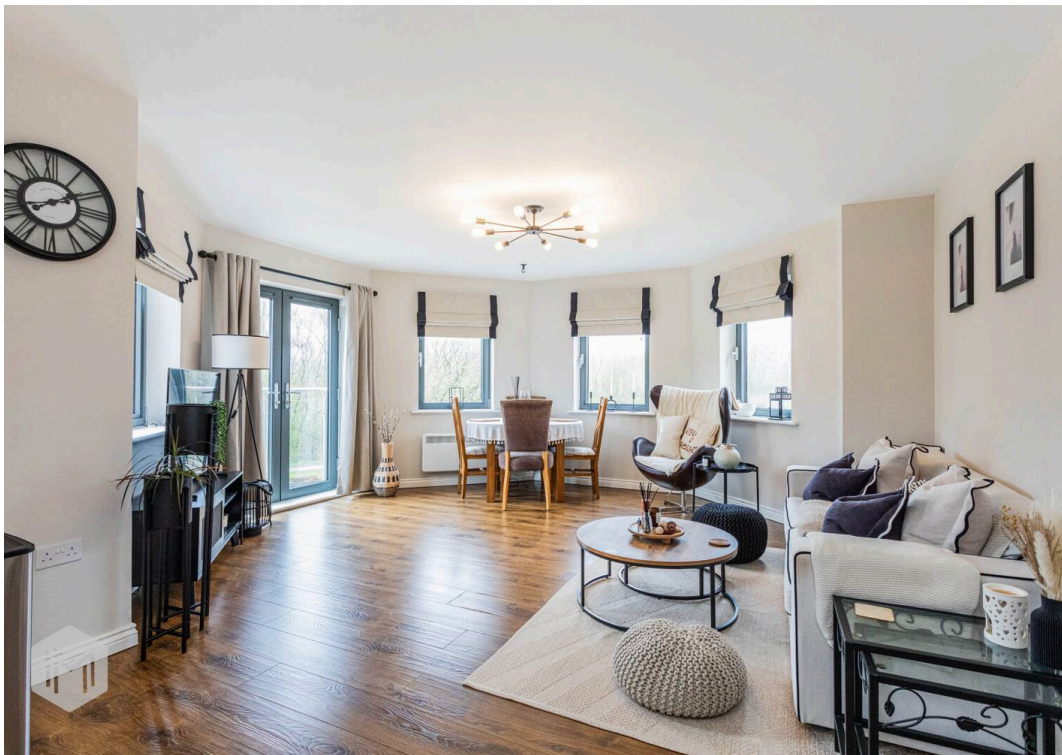
Tenure: Leasehold

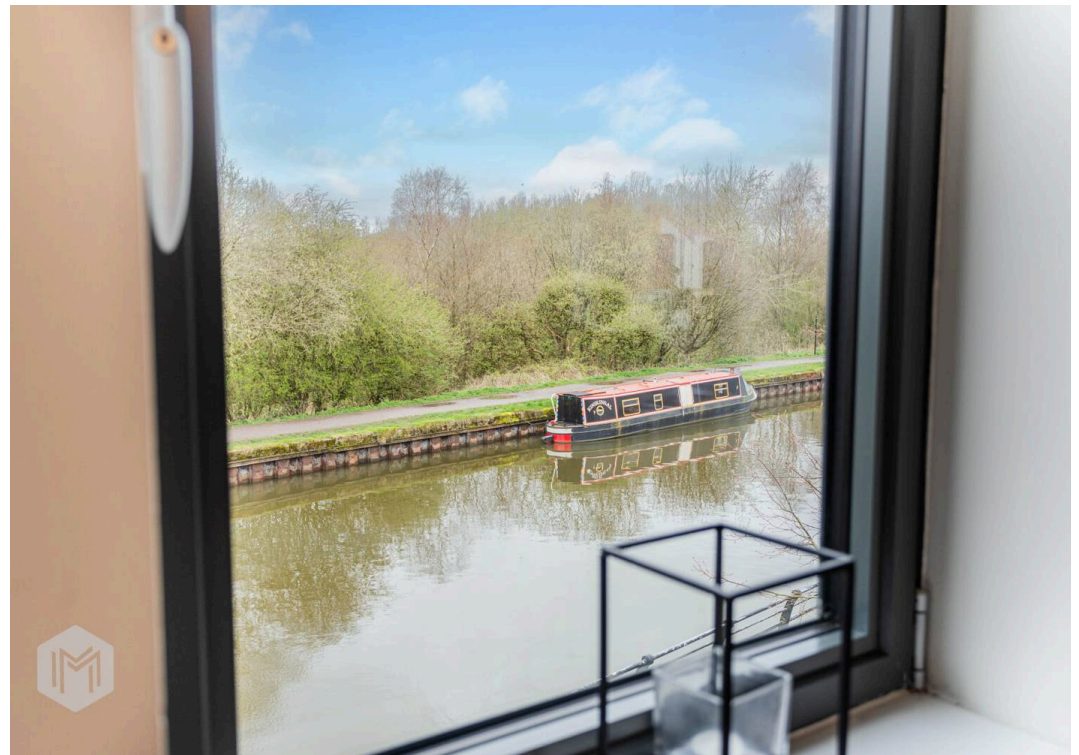
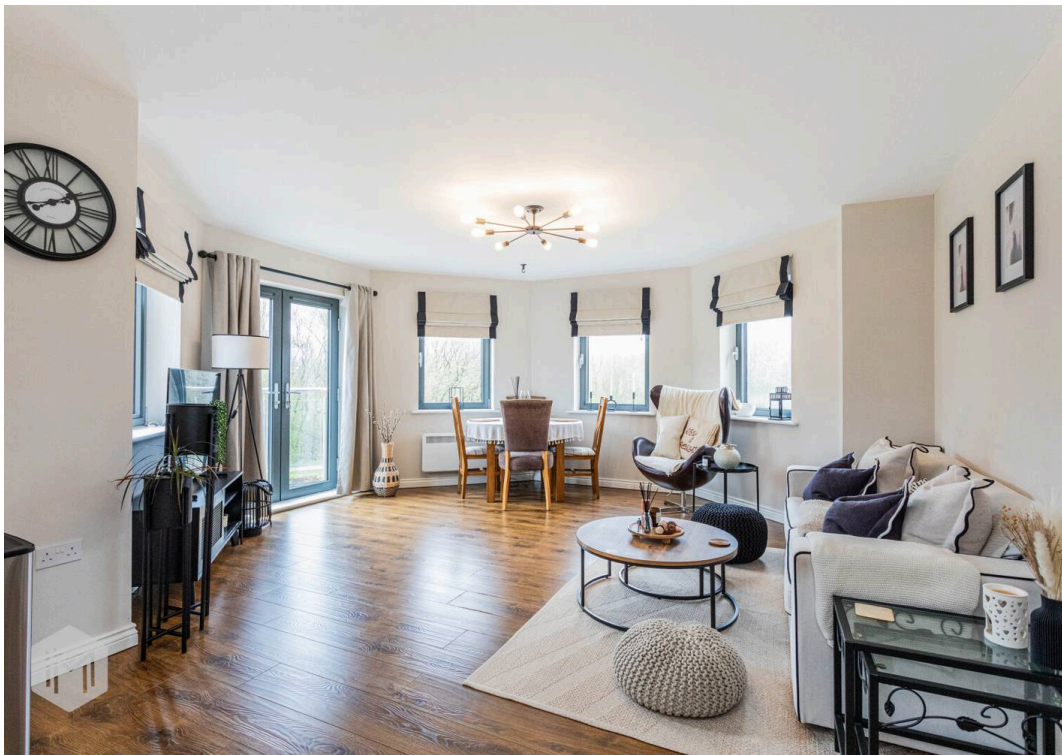
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

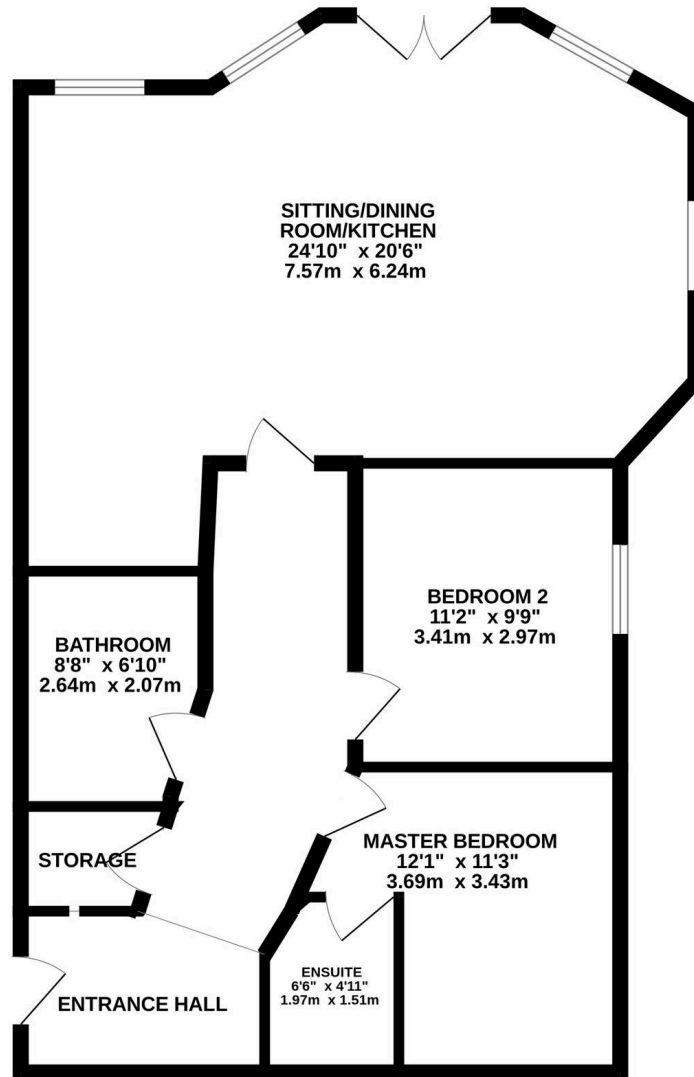








GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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