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# Rosedale Drive, Leigh

Per Month £1,450 Per Month



Offered to the market this beautifully refurbished three-bedroom home provides bright, stylish and deceptively spacious accommodation extending to approximately 980 sq ft. Finished to a high standard throughout, the property is ideal for families and professionals seeking a home ready to move straight into.

Upon entering, you are welcomed by an entrance hallway leading to two well-proportioned ground floor bedrooms, both offering flexibility for family living, guest accommodation or home working. A contemporary ground floor bathroom serves this level and has been tastefully updated as part of the refurbishment.

The heart of the home is the impressive open-plan kitchen, dining and living space spanning over 23ft in length. Flooded with natural light from dual-aspect windows and French doors, this superb room creates a bright and airy atmosphere perfect for modern living and entertaining. The stylish fitted kitchen incorporates a central island and ample storage, while the lounge and dining areas enjoy direct access to the rear garden.

To the first floor is a generous principal bedroom complete with fitted wardrobes and served by a spacious family bathroom, creating a private and peaceful retreat away from the main living areas.

Externally, the property continues to impress. To the front, a block-paved driveway provides convenient off-road parking, while to the rear is a landscaped garden designed for low-maintenance enjoyment, offering an ideal space for outdoor dining, entertaining and relaxing.

Further enhancing the appeal is the potential to create additional living space by adding a dormer extension, subject to any necessary permissions, as several neighbouring properties have already done.

Ideally positioned close to local amenities, Leigh town centre, excellent bus routes and the guided busway providing direct access into Manchester, this fantastic home combines modern living with everyday convenience.

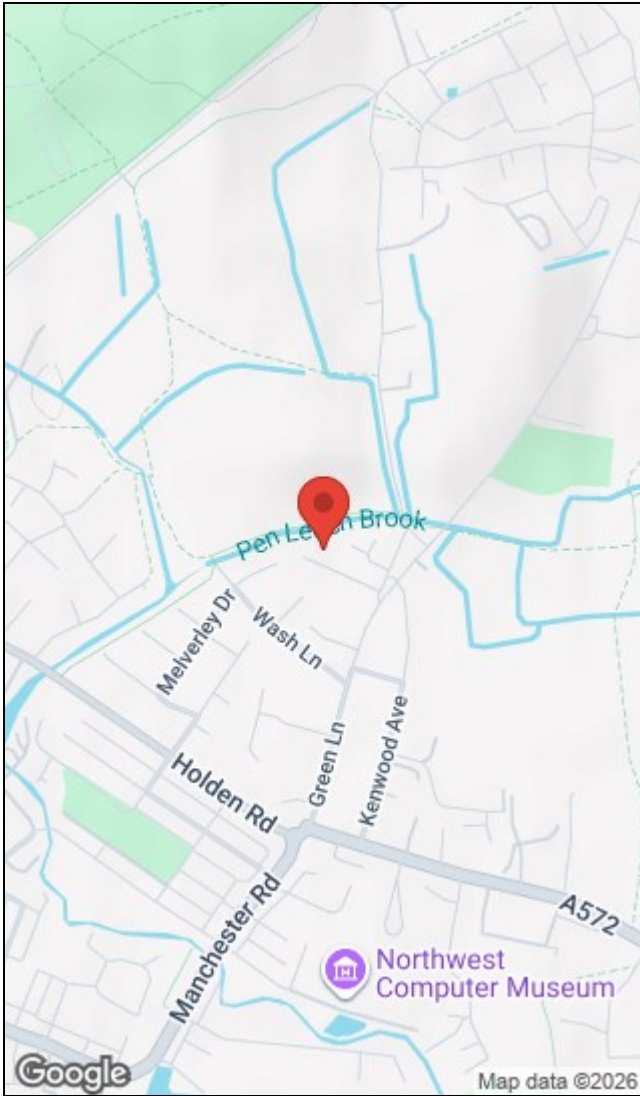
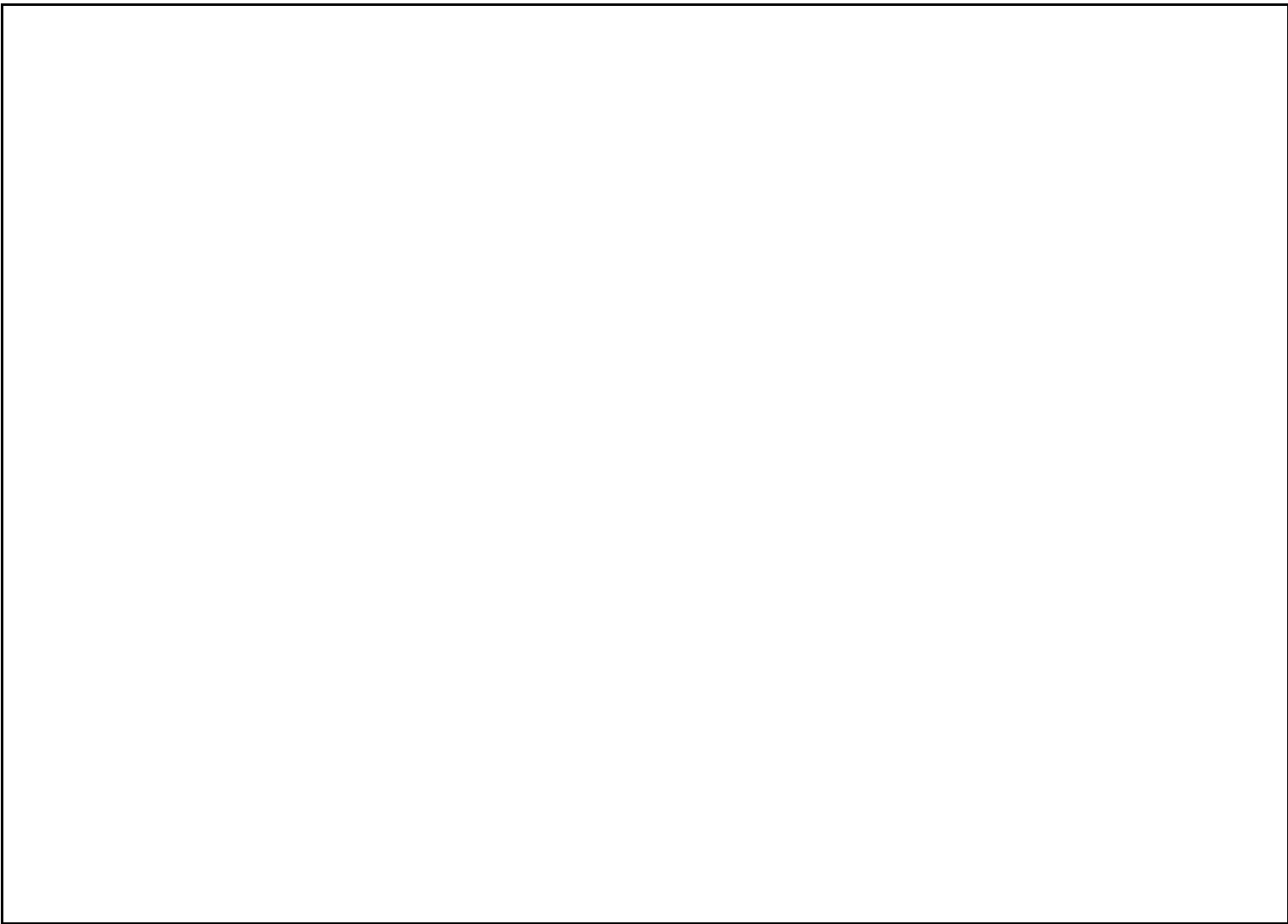
## KEY FEATURES

- THREE BEDROOMS
- OPEN PLAN LIVING
- FRENCH DOORS
- FITTED WARDROBES
- OFF ROAD PARKING









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	56		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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