SCOTT &
STAPLETON

**STEWART COURT**
, SS9 3PN
**£1,300 PCM**





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Scott & Stapleton are very pleased to offer this bright and airy ground floor apartment. Offering large living room, two bedrooms (one double one single) modern fitted kitchen with oven & hob and white bathroom suite. There are well kept communal gardens as well as the advantage of garage parking to rear. Situated in popular location within easy reach of local amenities, bus routes and within walking distance of Leigh Station. Available immediately on an unfurnished basis.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.










Stewart Court



## Own front door
To front elevation.

## Hallway
5.88 x 3.06 (19'3" x 10'0")
Carpet. Radiator. Three Cupboards. Two Hanging Lights. Doors to all rooms.

## Lounge
4.17 x 4.02 (13'8" x 13'2")
UPVC window to rear elevation. Carpet. Radiator. Ceiling Light.

## Kitchen
3.22 x 2.21 (10'6" x 7'3")
UPVC window to side elevation. Laminate flooring. Range of low and eye level units with integrated oven & gas hob. Space for fridge/freezer and washing machine. Wall mounted boiler. LED light.

## Bedroom One
4.55 x 2.86 (14'11" x 9'4")
UPVC window to rear elevation. Carpet. Radiator. Hanging pendant.

## Bedroom Two
3.25 x 2.10 (10'7" x 6'10")
UPVC window to rear elevation. Carpet. Radiator. Hanging pendant.

## Bathroom
2.20 x 1.95 (7'2" x 6'4")
Obscure UPVC window to side elevation. Laminate flooring. Three piece suite comprising bath with shower over, low level WC and pedestal basin. Partly tiled walls. Radiator. LED light.

## Externally
Parking in garage. Communal Garden.

GROUND FLOOR







