



The Beeches St. Helens Road, Leigh, WN7 3UA £950 Per Calendar Month

Casa Sales and Lettings are delighted to present to the rental market this beautifully presented two-bedroom ground floor apartment, located within The Beeches in the sought-after area of Pennington, Leigh.

The Beeches is a fabulous and well-maintained period property set within attractive private grounds, comprising nine spacious self-contained apartments. The development benefits from a gated entrance, secure communal access, off-road parking, and communal gardens with established trees, shrub borders, and lawned areas.

The apartment briefly comprises an entrance hallway leading into a spacious open-plan lounge, dining area, and modern fitted kitchen with integrated appliances. Large bay windows with fitted blinds provide plenty of natural light throughout the living space. The property also offers a contemporary bathroom suite with shower over bath, a second bedroom ideal as a guest room or home office, and a generously sized master bedroom featuring a bay window overlooking the rear aspect.

Ideally situated within walking distance of Pennington Flash Country Park and Leigh town centre, the property also offers excellent commuter links. Local bus routes provide easy access to Leigh, Wigan, and Bolton town centres, while the M6 motorway and A580 East Lancashire Road are just a five minute drive away, offering convenient routes to Manchester and Liverpool.

OPEN PLAN LIVING AREA 48'6" x 25'7" (14.8 x 7.8)

BEDROOM ONE 45'7" x 42'3" (13.9 x 12.9)

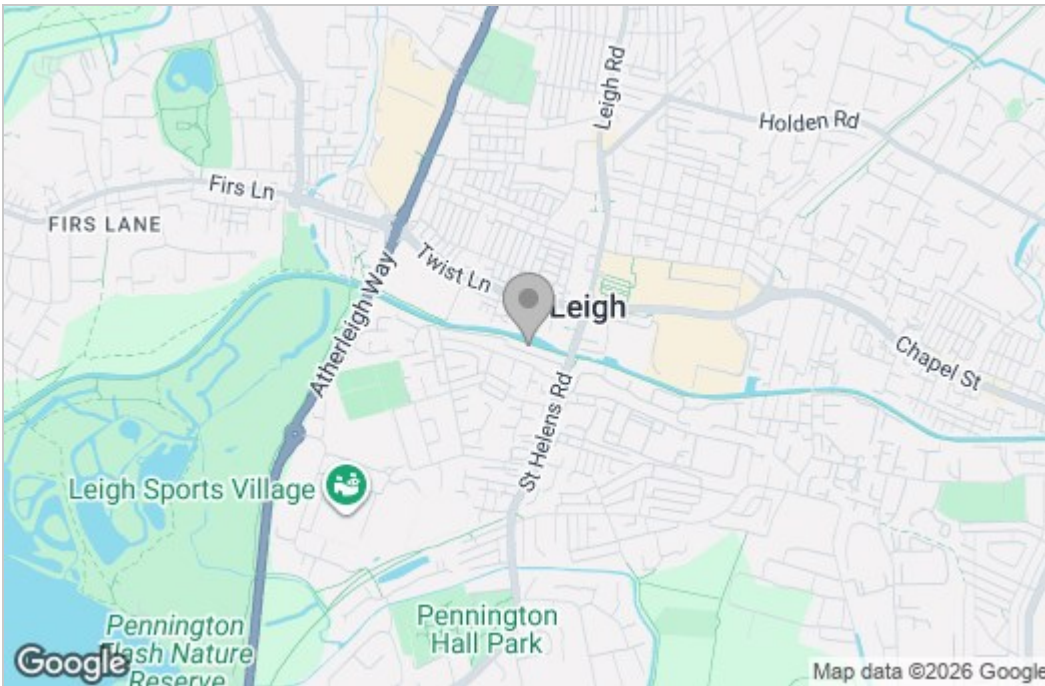
BEDROOM TWO 29'2" x 25'7" (8.9 x 7.8)

BATHROOM

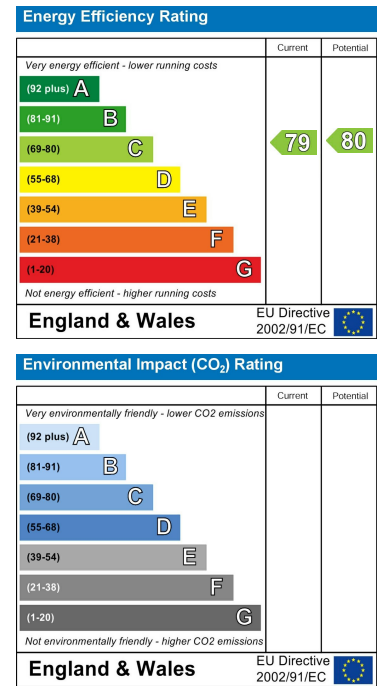
GROUNDS

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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