



Stirrup Close

Leigh, WN7 2EP

£1,250 Per Month



AVAILABLE FROM 5/8/2024 - HUNTERS ARE DELIGHTED TO OFFER THIS immaculately-presented three bedroom detached property FOR RENT and is well located for local schools, amenities and travel. The accommodation briefly comprises:- Entrance hallway, lounge, WC, kitchen/dining room and utility room to the ground floor. On the first floor there are three bedrooms, a family bathroom and an en suite shower room to the Master bedroom. Externally, the property occupies a corner plot, with gardens to the front, side and rear, with a driveway and detached single garage providing off-road parking located at the rear of the property. Early viewings are essential to fully appreciate the high standard of presentation and to avoid disappointment.



ENTRANCE HALL

Double glazed obscured window to the side, radiator and under stairs storage cupboard.

LOUNGE

Double glazed window to the front and a radiator.

KITCHEN DINING ROOM

Fitted with a range of wall and base units with work surfaces and breakfast bar to complement, 1 & 1/2 stainless steel sink and drainer unit with mixer tap, integrated electric oven with four ring gas hob and stainless steel splashbacks and pull-out extractor hood above, integrated dishwasher, space for a washing machine, radiator, double glazed windows to the side and rear and double glazed French door providing rear external access.

UTILITY ROOM

Fitted with base units, with work surfaces to complement, space for a washing machine, wall-mounted boiler, built in storage cupboard and an obscured double glazed panel door providing side external access.

WC

With a low level WC, pedestal hand basin, with tiled splashback and heated towel rail.

LANDING

Built-in storage cupboard, loft access and an obscured double glazed window to the side.

BEDROOM 1

Fitted wardrobes, double glazed window to the front and a radiator.

ENSUITE BATHROOM

Fitted with a shower cubicle, low level WC, pedestal hand basin with tiled splashback, heated towel rail and an obscured double glazed window to the front.

BEDROOM 2

Double glazed window to the rear and a radiator.

BEDROOM 3

Double glazed window to the rear and a radiator.

GARDENS

External areas

Situated on a corner plot, the property has a lawned garden with planted borders to the front and enclosed artificial turf garden with paved patio area and raised and planted borders to the rear, with a fenced garden area to the side. To the rear of the property is a driveway and detached single garage.

ROOM

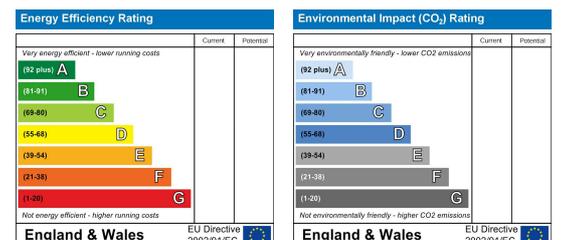
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

38 Lord Street, Leigh, WN7 1AB

Tel: 01942673308 Email: leigh@hunters.com <https://www.hunters.com>