



Railway Road, Leigh, WN7 4AU

£300 PCM

ALL BILLS INCLUDED - MUST VIEW ***LARGE FURNISHED DOUBLE ROOM*** **MUST VIEW** ****INCLUDES COUNCIL TAX, GAS, ELECTRICITY, WATER, WIFI** It is with pleasure that sapphire homes are in a position to offer this large first floor furnished room in a 5 bedroom shared house in the heart of Leigh close to the town centre and transport links. The property is offered furnished throughout all with a high standard finish and fixtures. All bills are included in the rental figure. Communal kitchen / diner and laundry facility. Each room has a secure lock on their door, carpeted flooring throughout and a tasteful decor. Would suit professional and early internal viewings are highly recommended to appreciate in full. No Pets. No Smokers. No DSS



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Specialists in Sales, Lettings & Property Investments

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GROUND FLOOR

Room 1

Room 2

Kitchen / Diner

FIRST FLOOR

Landing

Bathroom 1

Bathroom 2

Bedroom 3

Bedroom 4

Bedroom 5

EXTERNAL

Rear Yard



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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