

TO LET

6, Mill Leat Close, Parbold, WN8 7NJ

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents



6, Mill Leat Close, Parbold, WN8 7NJ

This spacious ground floor apartment offers canal side living right in the heart of Parbold



- Ground floor 2 bed apartment
- Right in the heart of Parbold village
- Overlooks canal
- uPVC double glazing
- Canal side setting
- South facing patio garden
- Well-presented accommodation
- 640 SQ.FT.

We are offering a rare opportunity to rent a ground floor apartment, located on the canal within Parbold Village. Apartment 6, Mill Leat is in the only apartment block in this small, exclusive development with lovely communal gardens which are all serviced and a large private residents car park.

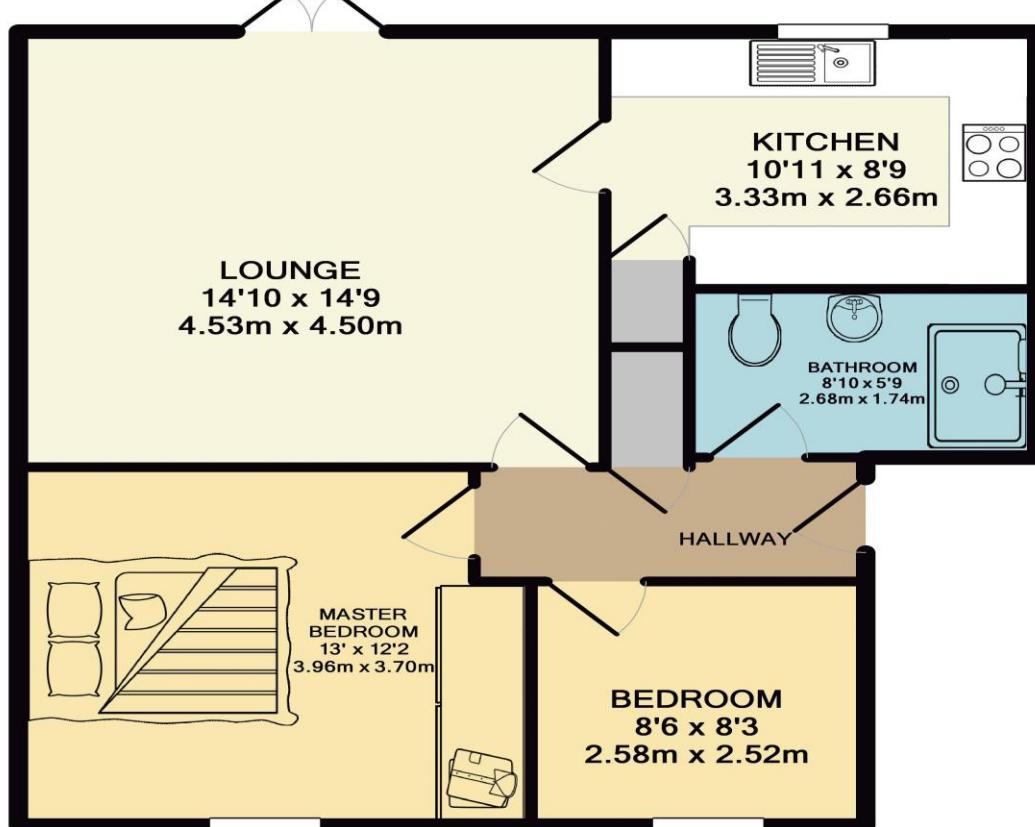
It enjoys an enviable position on the corner of the apartment block, with a private patio garden that backs directly onto a lovely stretch of the Leeds-Liverpool canal, right in the heart of the village. The property has been maintained to a high standard and has energy efficient and low maintenance uPVC window units and French doors into the garden, which is south-facing and has lovely aspects over the water.

Offering 640 square feet of internal living space with two bedrooms, a good-sized lounge and separate fitted kitchen, the apartment is bright and spacious. It also features a shower room with a large shower cubicle. We expect interest to be incredibly high and therefore recommend early viewing to avoid disappointment.





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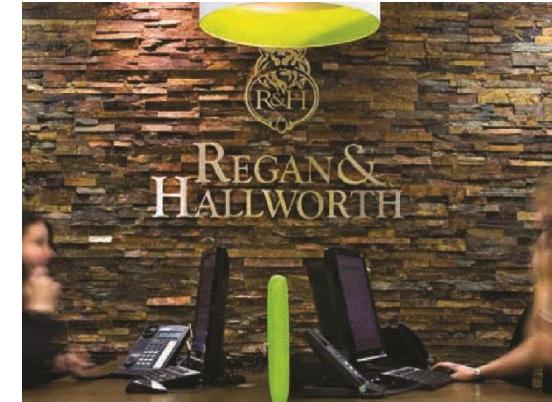


TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan**: 01942 244991 | **West Lancashire**: 01695 585258 | **Chorley**: 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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