



# JONES POTTS TAYLOR



## 48 Ledgard Avenue

, Leigh, WN7 4BD

£1,300 PCM

JonesPottsTaylor are pleased to present FOR LET this four bedroom semi detached property. Situated in a sought after residential location on the popular Leigh Sports Village development, close to network links, schools, shops and amenities. The property briefly comprises of; entrance hall, downstairs WC, sitting room and modern fitted dining kitchen with patio doors leading to the rear garden. To the first floor are four bedrooms and fitted family bathroom. Outside to the front and rear are a low maintenance gardens. A designated parking space for two cars is also located at the rear of the property. Viewings are highly recommended.

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



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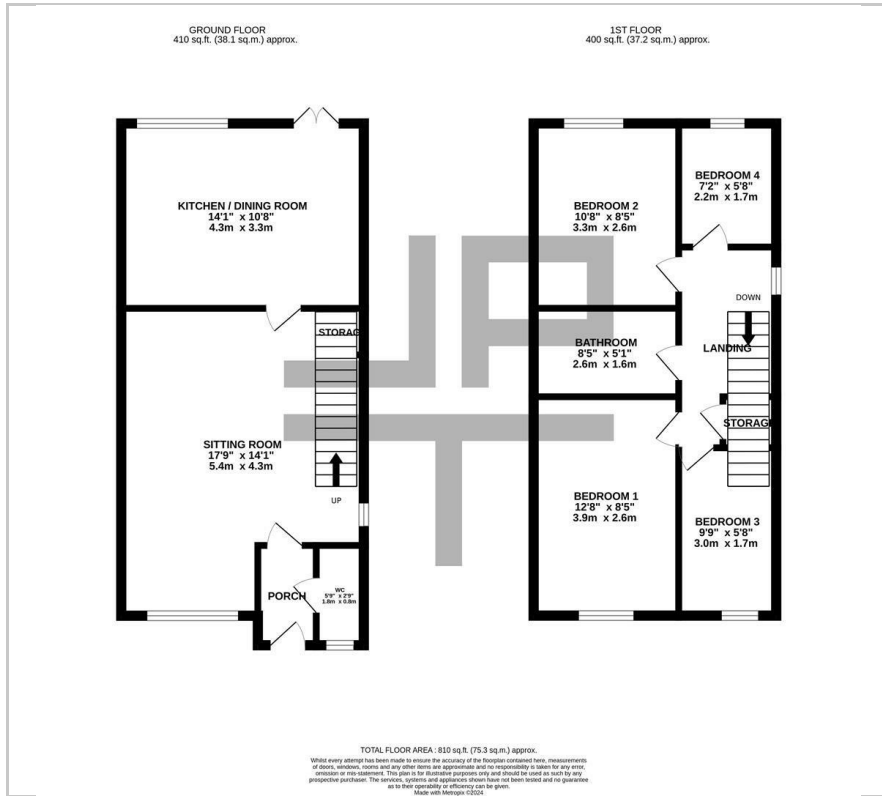
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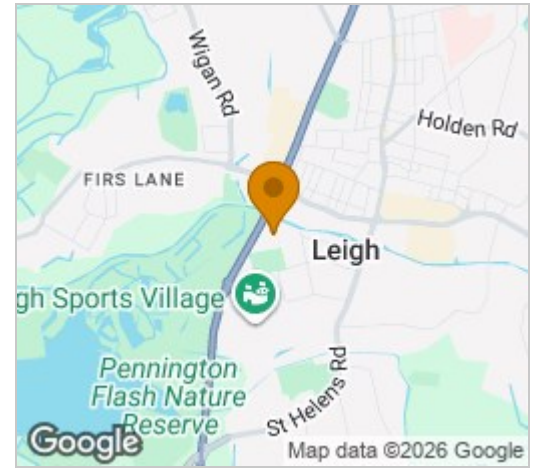
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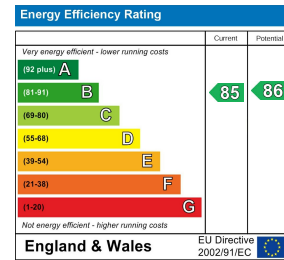
## Floor Plan



## Area Map



## Energy Efficiency Graph



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