



## To Let

### Former Presbytery Adjoining Twelve Apostles Church Nel Pan Lane, Leigh, WN7 5JS



### Substantial Detached House

#### General Description

A substantial detached house offering accommodation suitable for a large or extended family. Close to facilities. Gas Central Heating, manageable gardens and garage.

#### Accommodation Ground Floor

Entrance Vestibule  
Entrance Hall  
Living Room 1 – 4.5m x 4.5m (14'9" x 14'9")  
Living Room 2 – 4.5m x 5.1m (14'9" x 16'8") (into alcove).  
Living Room 3 – 4.6m x 4.6m (15'1" x 15'1") (into alcove).  
Utility (former kitchen) – 4.45m x 2.88m (14'7" x 9'5") with only basic fitted units.  
Boiler Room with Gas Central Heating boiler.

#### First Floor

Landing  
Double Bedroom 1 – 4.17m x 4.5m (13'8" x 14'7")  
Double Bedroom 2 – 3.66m x 2.17m (12'1" x 7'1")  
Double Bedroom 3 – 4.56m x 5.14m (14'11" x 16'10")  
Single Bedroom 4 – 4.67m x 4.62m (15'4" x 15'2")  
Bathroom with recently installed modern suite including bath with over bath shower and shower screen, wash basin, WC.  
Kitchen – 4.2m x 2.9m (13'9" x 9'6") with fitted wall and base units and with room for breakfast table, free standing gas cooker, dishwasher, washing machine.

Gas Central Heating  
Carpets, blinds and curtains included.  
Small garden area to front. Garden area to rear with brick outbuildings.  
Single car garage adjoining the property with some facility for additional parking.

<b>Location</b>	The property comprises the former presbytery to Twelve Apostles Church and is located between the Church and Westleigh Lodge Care Homes.
<b>Council Tax</b>	The property is classified as Band F. The Council Tax Charges for 2011-2012 are £1,976.95 per annum.
<b>Tenancy Terms</b>	The property is available on an Assured Shorthold Tenancy.
<b>Rent</b>	£595pcm
<b>Costs</b>	An interested party has to pay an application fee of £100 towards referencing costs.
<b>Terms of Entry</b>	The tenant has to pay £695 by way of deposit. Prior to the date of entry the in going tenant will need to pay a deposit (£695) and the first months rent (£595) thus a total of £1,290. All rental payments are payable monthly in advance thereafter.
<b>Viewing</b>	By Appointment.