



BEDFORD SQUARE  
LEIGH

£775

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Bedford Square, Leigh, WN7 2AA

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\* - \*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to welcome to the rental market this charming two bedroom mid terrace property, where comfort and functionality seamlessly blend to create a wonderful living space. Nestled in a sought-after location, this home boasts a range of features that cater to both modern convenience and timeless aesthetics. As you step through the entrance vestibule, you'll immediately sense the warmth and character of this residence. The living room, bathed in natural light through well-placed windows, offers an inviting space for relaxation and entertainment. Adjacent to the living room, the kitchen/diner presents a harmonious fusion of culinary practicality and dining elegance. The spacious kitchen area is thoughtfully designed, offering ample counter space and storage, making meal preparation a delight. To the first floor, a shaped landing provides entry into two well proportioned bedrooms alongside a three piece bathroom with a shower over bath combination. Externally, to the rear of the property, a pleasant rear walled courtyard garden creates a perfect spot for alfresco dining during those summer months. Offered for rental on an unfurnished basis, contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

## NOTE

This property is available Now on an unfurnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

## TERMS

All photographs are provided for guidance only.  
Redress scheme provided by: The Property Ombudsman  
Client Money Protection provided by: PropertyMark – C0124317

EPC Grade:- D  
Council Tax Band - A  
Tenure – Freehold

