

Rent  
Me



*Ludlow Close, Padgate.*  
*£825 pcm*

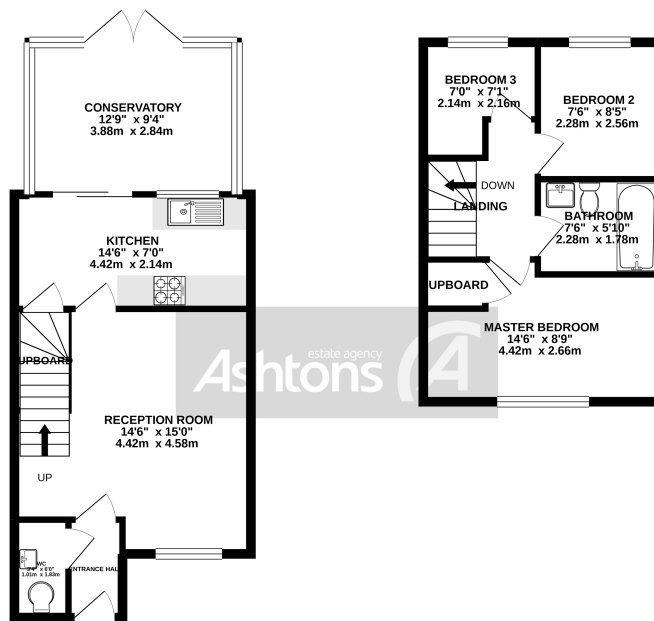
Modern Terraced Property | Allocated Parking Bays | Modern Kitchen & Bathroom | Conservatory |  
Family Bathroom & Downstairs W.C | Low Maintenance Rear Garden |





GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, 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, appliances and fittings shown have not been tested and no guarantee is to be made as to their quality or efficiency. See the plans. Made with Metagen 0200

Ashtons have available to let this superb three bedroom modern mid terrace property. In brief the property comprises of entrance porch with downstairs W.C, spacious living room and a modern kitchen that leads into a bright conservatory. Upstairs houses two double bedrooms and a small third that would be ideal for a dressing room or office space and a family bathroom with shower over bath. Externally, the property has an good size rear garden and additional greenery behind the back gate, to the front there is AstroTurf and allocated parking.



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
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- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

**Viewing Arrangements**  
Viewing is strictly by appointment only through Ashtons Estate Agency.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 to 100) A	79	(92 to 100) A	61
(81 to 91) B			
(69 to 80) C			
(54 to 68) D			
(39 to 53) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
E14 October 2009/1/1/EC		E14 October 2009/1/1/EC	

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