



94 Mather Lane, WN7 2FS £1,200 Per month

ARC HOMES are delighted to offer TO LET this absolutely stunning two bedroom penthouse apartment situated within the gorgeous Mather Lane Mill development in Leigh. Mather Lane Mill is a Grade II listed cotton spinning mill originally built in 1882 and now offers the absolute best in loft-style luxury living. This amazing property is available end of May/ early June and boasts incredible generous living accommodation together with a spacious roof top garden taking advantage of the simply stunning views. The tenants of this property can take advantage of the communal services including concierge service, fully equipped gymnasium, lobbies, dining rooms and an awesome cinema room. The development is fully secure with telecom system, elevators and underground parking. Entry is via a spacious entrance hallway which provides access into the beautiful open plan living room which incorporates the lounge area and modern kitchen. Patio doors open onto the roof top garden, soaking in the views. There are two very generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. The roof top gardens provide excellent outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

