



Ledgard Avenue, Leigh

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- Two double bedrooms
- Home office/study
- Private parking
- Leigh Sports Village
- Excellent transport links

Located within a quiet and private block at the highly regarded Leigh Sports Village, this modern two-bedroom apartment offers spacious, flexible accommodation ideal for professionals, couples, or small families.

The property comprises two generously sized double bedrooms, a bright and airy lounge, a separate fitted kitchen, and a modern bathroom. A valuable additional room provides ideal space for a home office, study, or storage, catering perfectly to today's lifestyle needs.

The apartment further benefits from allocated private parking, along with additional visitor parking, offering both convenience and peace of mind.

The location is a real highlight. Just a short walk away, residents can enjoy access to Leigh Sports Village, featuring sports pitches, a state-of-the-art leisure centre with gym and swimming pool, and a range of supermarkets and retail options at Parsonage Retail Park and Leigh Town Centre. Sports fans will also appreciate being close to the home of Manchester United Women and U21s, as well as Leigh Leopards Rugby League Club.

For commuters, the property benefits from excellent connectivity, with Leigh Bus Station and the East Lancashire Road providing convenient access to surrounding areas.

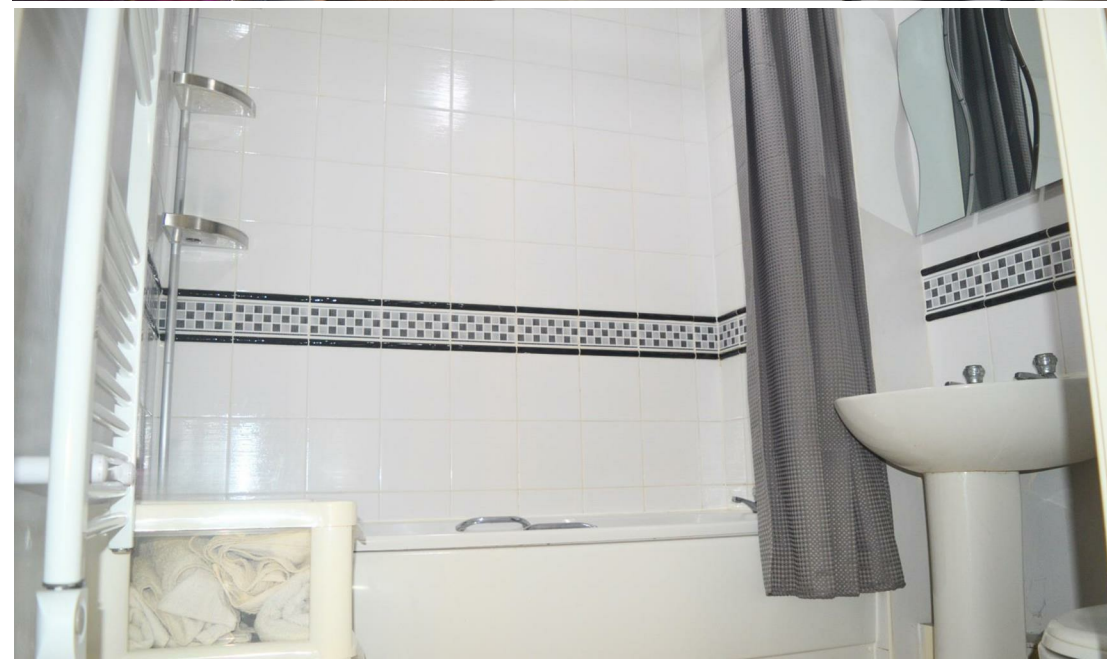
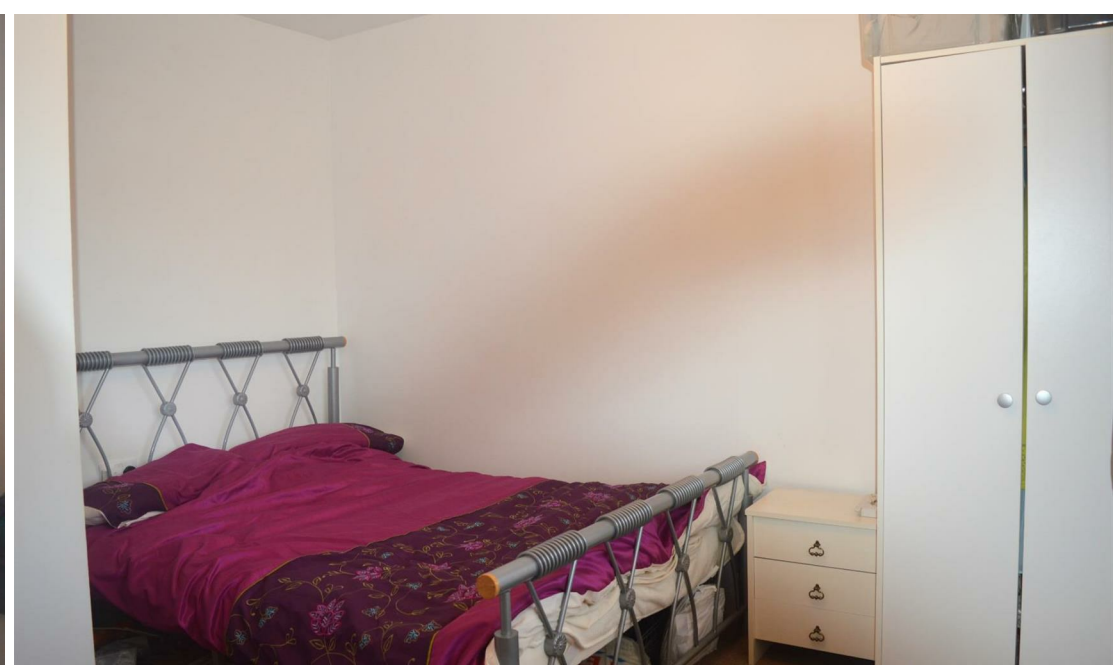
Additionally, Pennington Flash Country Park is nearby, offering scenic walks, wildlife, and outdoor activities—perfect for families and nature lovers alike.

With modern accommodation and outstanding local amenities on your doorstep, this apartment offers convenient, contemporary living. Early viewing is highly recommended.




Price Guide: £115,000




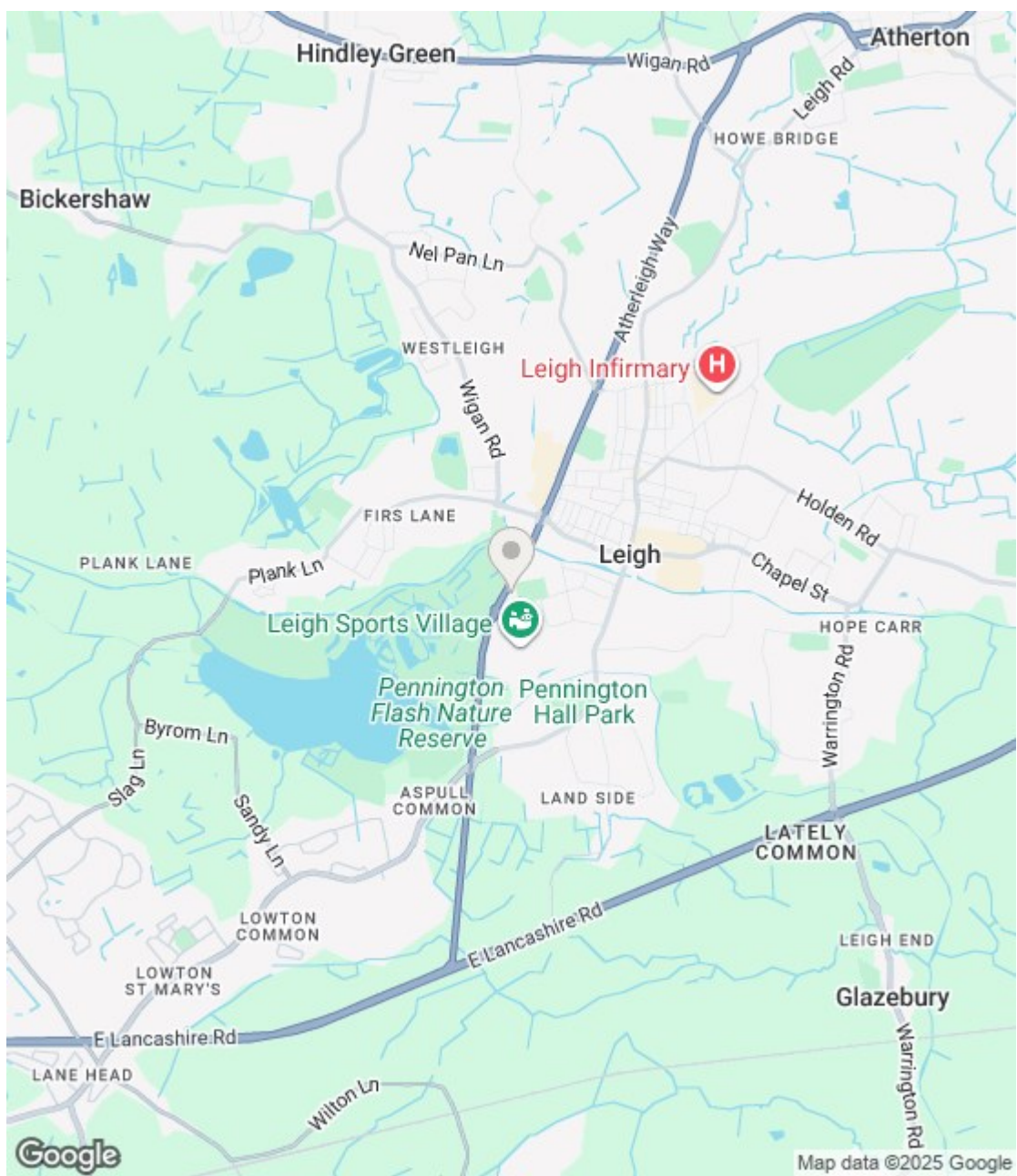


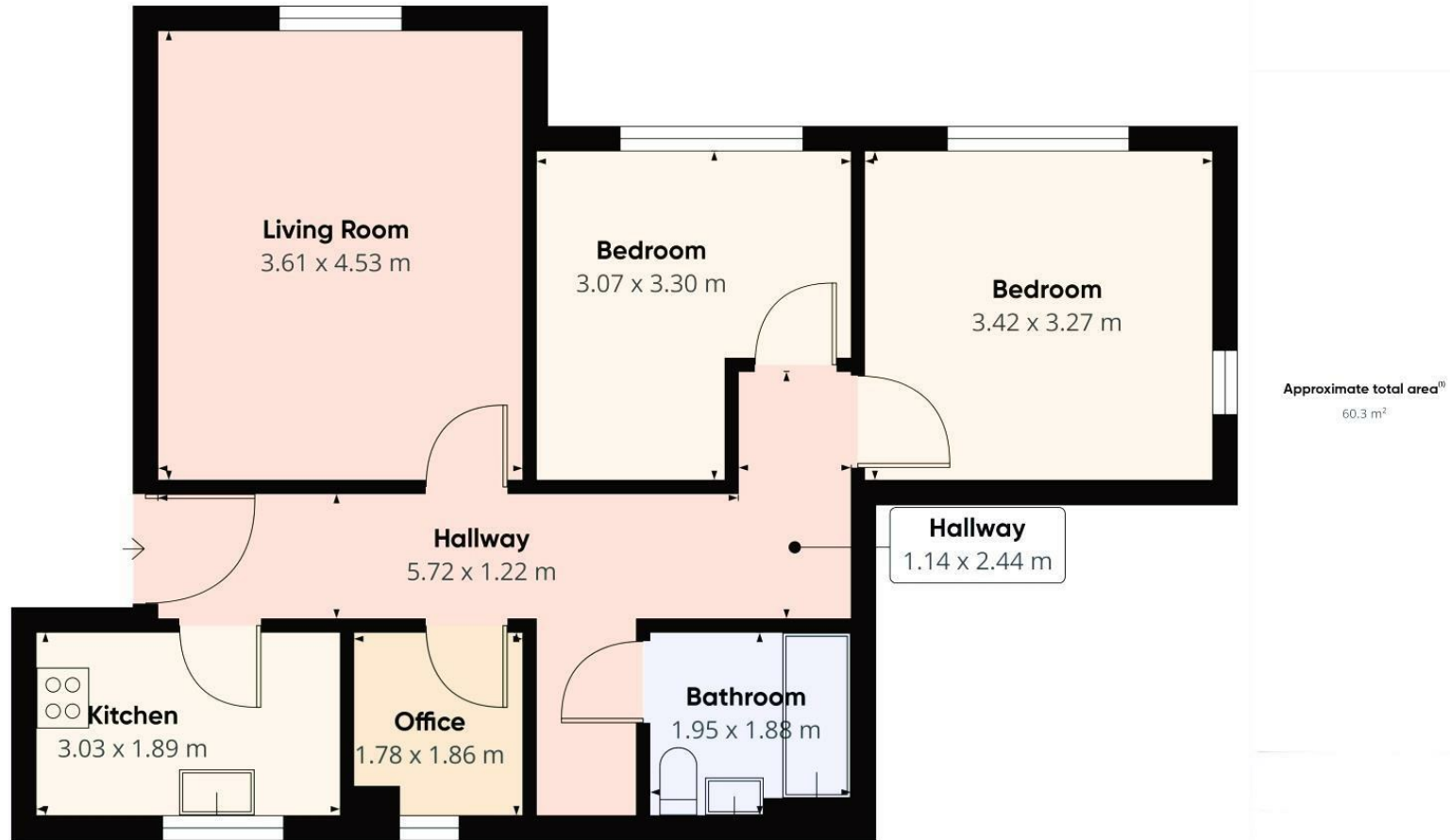
### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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