



Beckfield Close,
Leigh,
Greater Manchester.
WN7 3RA

365,000



- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- IDEAL FAMILY HOME
- WELL PRESENTED
- DRIVEWAY AND GARAGE
- INTERNAL VIEWING ADVISED
- EN SUITE
- UTILITY ROOM
- FRESHLY PAINTED AND CARPETED THROUGHOUT

Ref: PRA10774

Viewing Instructions: Strictly By Appointment Only



General Description

HAMILTON'S ESTATE AGENTS are delighted to bring to market this fantastic FOUR BEDROOM detached family home situated in the sought after area of Pennington. This lovely Wainhomes build offers well proportioned family living accommodation and briefly comprises of; Entrance Hallway, Downstairs WC, Lounge, Dining Room, Kitchen/Diner, Utility Room, Four Bedrooms (Master En Suite) and a Family Bathroom. Externally this lovely home boasts a driveway leading to a GARAGE with great sized gardens to front and rear. Internal viewing is advised.

TENURE: LEASEHOLD- £350PER YEAR.
EPC:ATTACHED
COUNCIL TAX BAND: E

Please note: Electrical or other appliances, service installations, heating systems, security alarm systems and satellite receiving equipment, where applicable, have not been tested and interested parties are recommended to carry out their own investigations as to their condition and serviceability before contracts are exchanged. All measurements are approximate and have been obtain by a laser measuring device. The photographs are for illustration purposes only it should not be assumed that any contents, furnishings or furniture shown on the photographs are included in the sale nor should it be assumed that the property remains as displayed in the photographs.

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Accommodation

Services

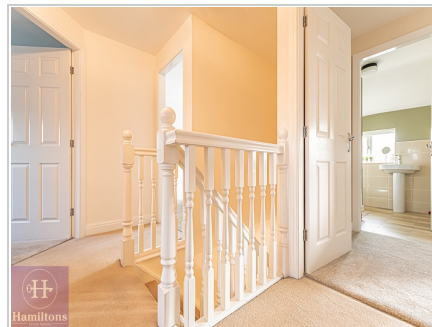
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

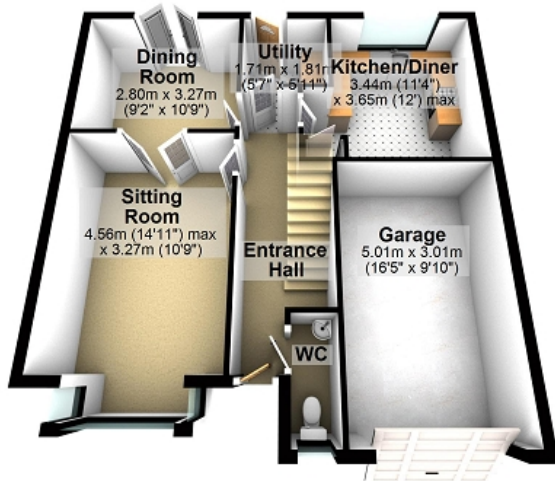
Council Tax

Band Not Specified

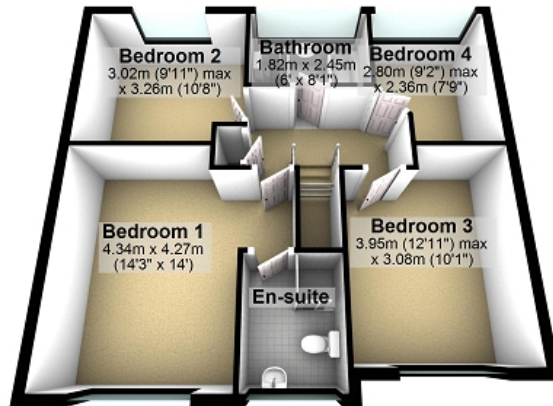




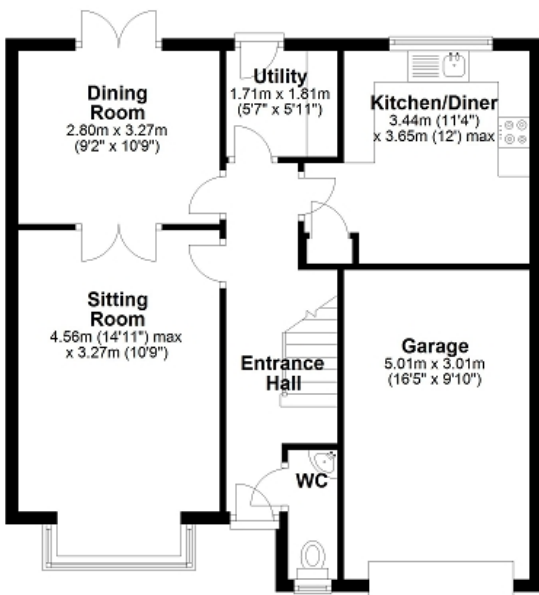
Ground Floor



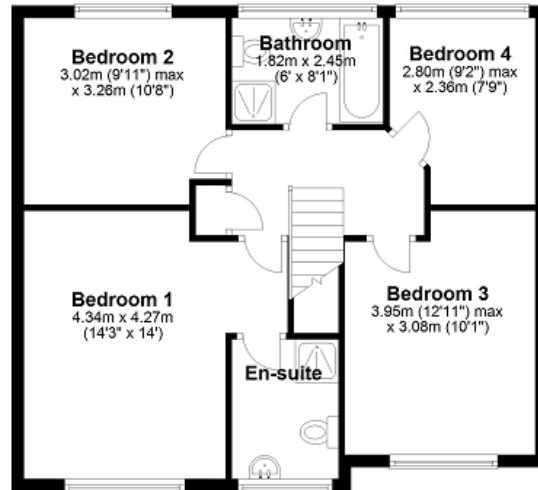
First Floor



Ground Floor



First Floor



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.