

St. Helens Road, Leigh, Greater Manchester. WN7 4HA

449,950



- SEVEN BEDROOM DETACHED PERIOD HOME
- SEPARATE DETACHED ANNEX
- BEAUTIFUL ORIGINAL FEATURES
- PARKING TO THE SIDE
- CELLAR ROOM
- A FANTASTIC PROJECT FOR SOMEONE
- MODERN BATHROOM
- EN SUITE
- FREEHOLD









Ref: PRA11237

Viewing Instructions: Strictly By Appointment Only

General Description

HAMILTONS ESTATE AGENTS are delighted to bring to market this SEVEN BEDROOM detached home! Oozing with character this fantastic period property has huge potential! Boasting large rooms, original features, a cellar and even an ANNEX this property must be viewed to be fully appreciated. This property has in parts been updated, but largely would make for a fantastic project for someone! Comprising of to ground floor; Large Entrance hallway with beautiful tiled flooring, Lounge with wood burning stove, Dining Room, Breakfast Kitchen and a downstairs Bedroom with En Suite. From the Hallway, access to the cellar and store room can be found. To the first floor there are a further Four Bedrooms and a Study with a newly fitted Bathroom. To the Second floor there are Two Bedrooms and a Storage Room. Externally this property boasts gardens to the front and rear with a separate DETACHED ANNEX and parking, Within this Annex is a Bedroom, Kitchen and Bathroom. Internal viewing is highly advised, as this property has been realistically priced for someone to put their finishing touches to this superb property!

TENURE: FREEHOLD EPC: E-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

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified























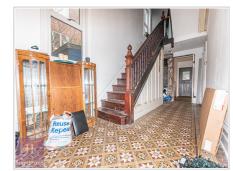














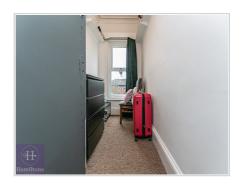


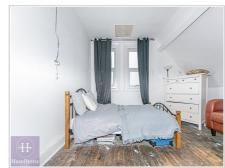




























Approx. 28 8 ag meteo (200 8 ts two)

Store 2 80 m s 1.54m Cellar 4.00m s 4.00m (1211'x 149')



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.