



Sanderling Drive,
Leigh,
Greater Manchester.
WN7 1HU

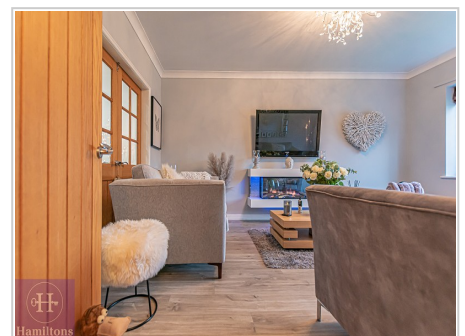
459,995



- FOUR BEDROOMS
- STUNNING OPEN PLAN KITCHEN AND LIVING AREA
- CONSERVATORY
- DRIVEWAY AND INTEGRAL GARAGE
- DOWNSTAIRS WC
- EN SUITE
- SOUGHT AFTER AREA
- CLOSE TO THE GUIDED BUS ROUTE
- FREEHOLD

Ref: PRA11251

Viewing Instructions: Strictly By Appointment Only



General Description

HAMILTONS ESTATE AGENTS are delighted to bring to market this stunning four bedroom executive detached home. Situated in a sought after family area this fantastic home comprises of; Entrance Hallway, Downstairs WC, Lounge, Open Plan Modern Integrated Kitchen and Dining Area, Utility Room, Conservatory, Four Bedrooms (Master En Suite) and a Family Bathroom. Externally this property boasts a driveway to the front leading to an Integral Garage with landscaped gardens to the front and rear. Situated close to the guided bus route with easy access into Manchester this property must be viewed to fully appreciate this stunning property!

TENURE: FREEHOLD
EPC: Ordered and awaiting
COUNCIL TAX BAND: F

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Accommodation

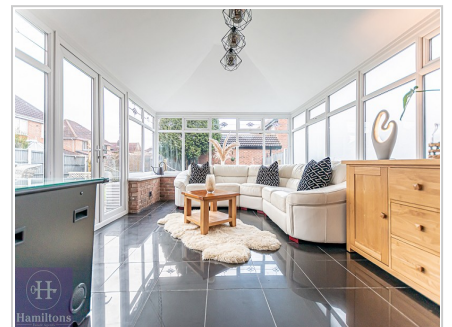
Services

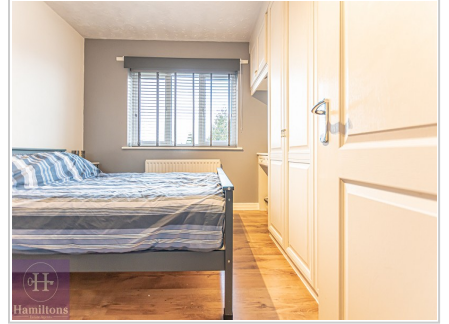
Tenure

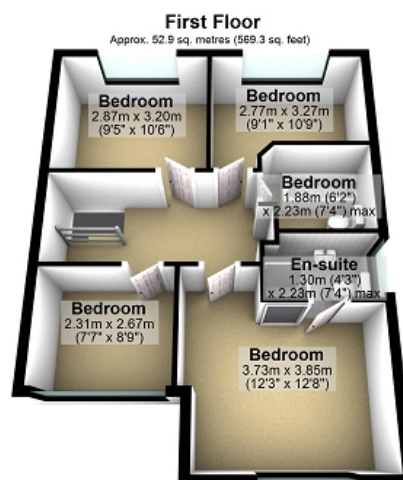
We are informed that the tenure is Freehold

Council Tax

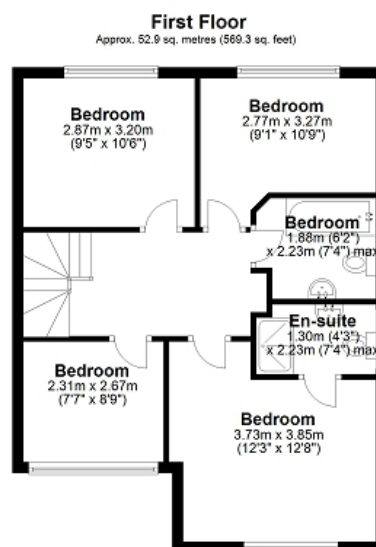
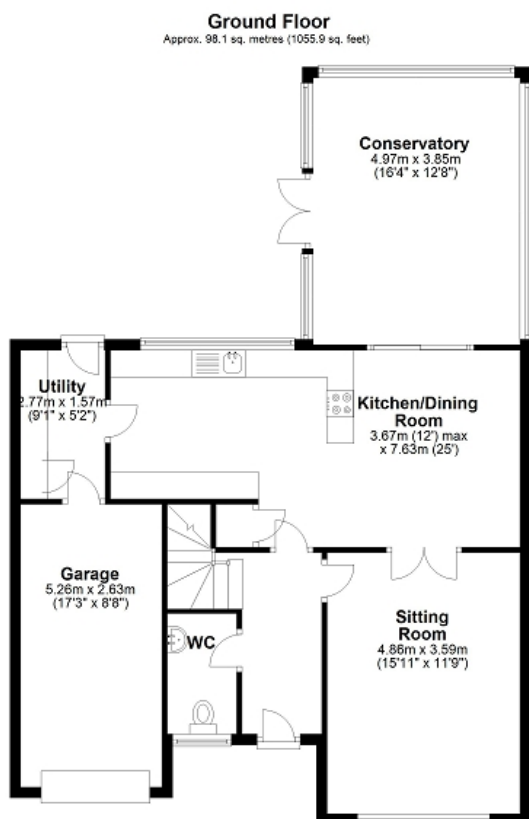
Band Not Specified







Total area: approx. 151.0 sq. metres (1625.2 sq. feet)



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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.

