

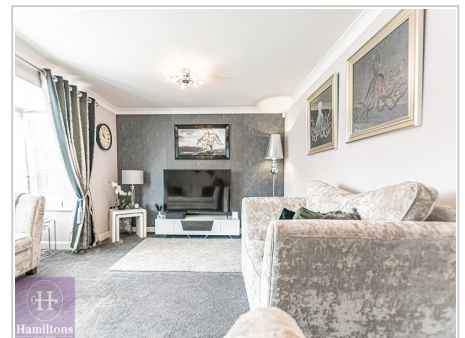


Priestfields,
Leigh,
Greater Manchester.
WN7 2RG

390,000



- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- TWO MODERN ENSUITE BEDROOMS
- MODERN BATHROOM
- DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- IDEAL FAMILY HOME
- ENCLOSED REAR GARDEN
- INTERNAL VIEWING ADVISED



Ref: PRA11299

Viewing Instructions: Strictly By Appointment Only

General Description

HAMILTONS ESTATE AGENTS are delighted to bring to market this stunning four bedroom detached family home. Situated in a sought after residential area that's perfect for families this property comprises of; Entrance Hallway, Downstairs WC, Lounge, Dining Room, Kitchen/Diner, Four Bedrooms (Two En Suites) and a Modern Bathroom. Externally this property boasts a driveway to the front leading to a garage with an enclosed rear garden! Internal viewing is highly advised.

Accommodation

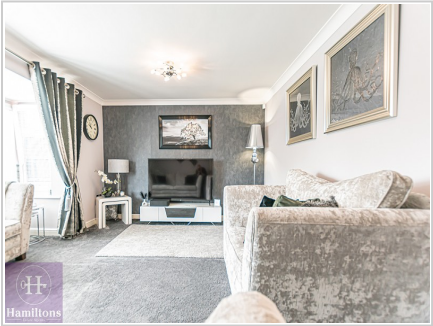
Services

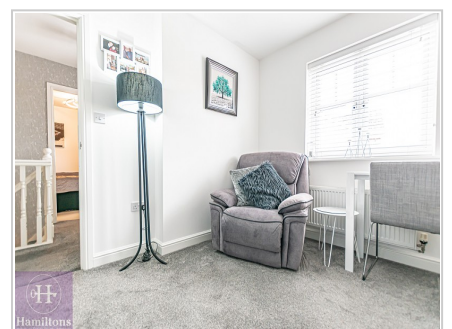
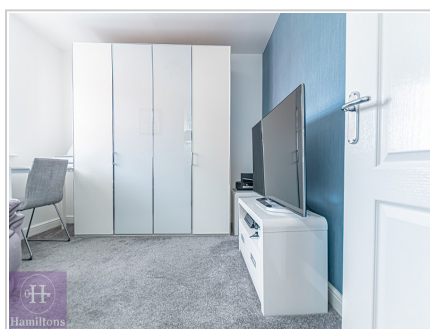
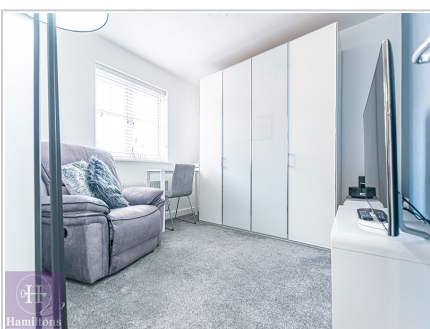
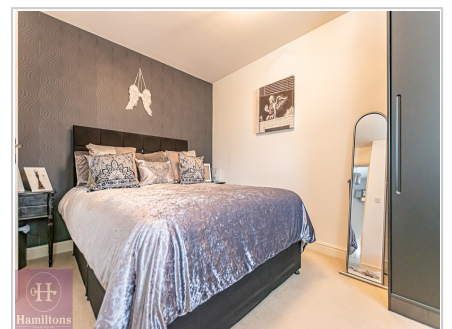
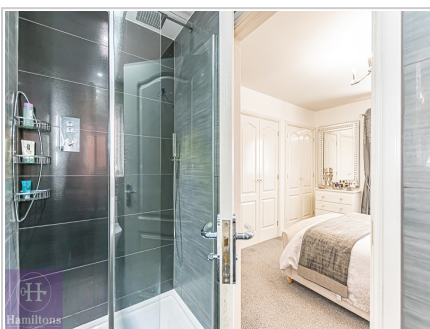
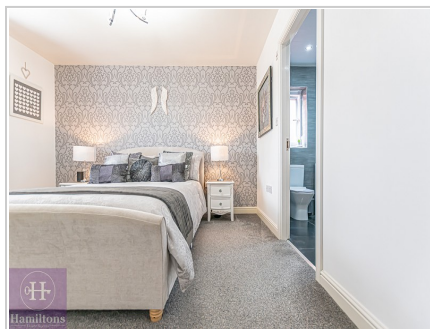
Tenure

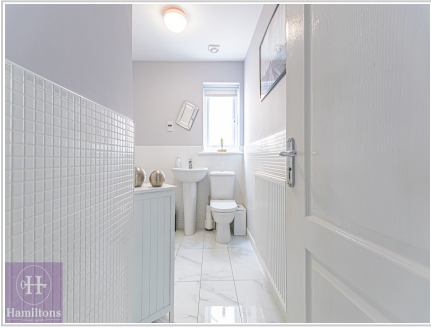
We are informed that the tenure is Leasehold

Council Tax

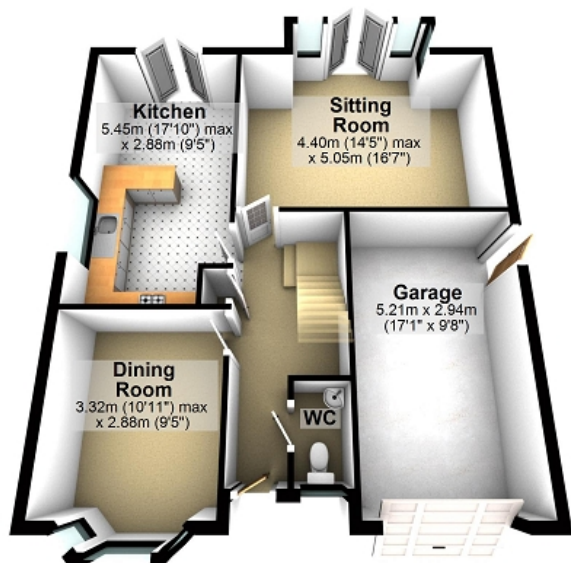
Band Not Specified







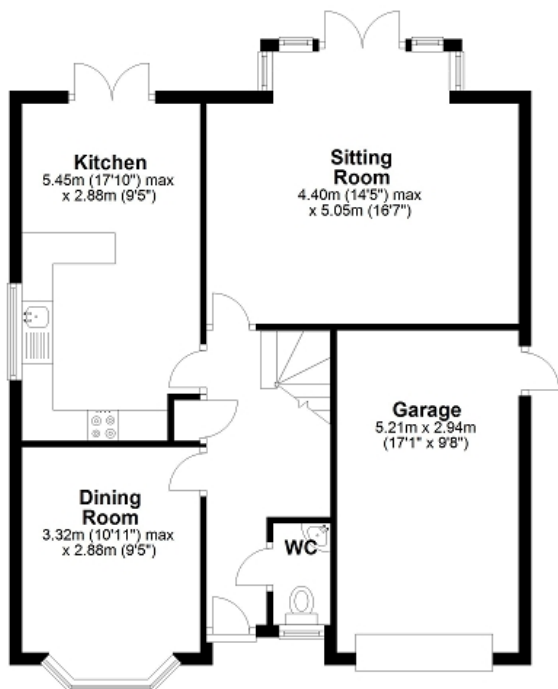
Ground Floor



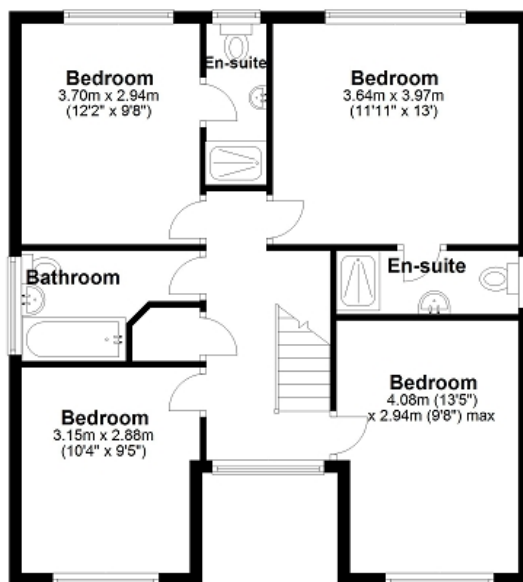
First Floor



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.