



Clifton Road,
Pennington,
Leigh,
Greater Manchester.
WN7 3LS

260,000



- THREE BEDROOM SEMI DETACHED HOME
- DETACHED GARAGE
- SOUGHT AFTER PENNINGTON LOCATION
- IN NEED OF UPDATING
- OFFERED WITH NO ONWARD CHAIN
- EARLY VIEWING IS ADVISED

Ref: PRA11346

General Description

HAMILTONS ESTATE AGENTS are delighted to bring to market this three bedroom semi detached home. Situated in the sought after location of Pennington this lovely home is offered with No Onward Chain. In need of updating this property has lovingly been in the same family for over 60 years and now offers a fantastic chance for someone to make this a forever home! Comprising of; Entrance Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms and a Bathroom. Externally this property boasts a driveway to the front with a mature rear garden and DETACHED GARAGE. Internal and early viewing is highly advised.

TENURE: LEASEHOLD - £6.00 per year- 923 years remaining of a 999 year lease.

EPC: Ordered and awaiting

COUNCIL TAX BAND : C

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

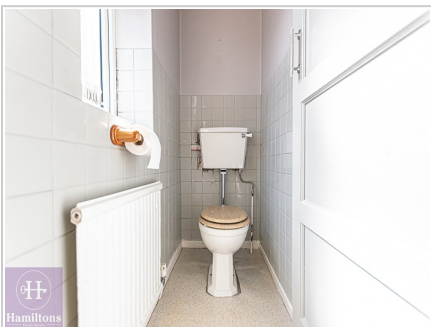
Services

Tenure

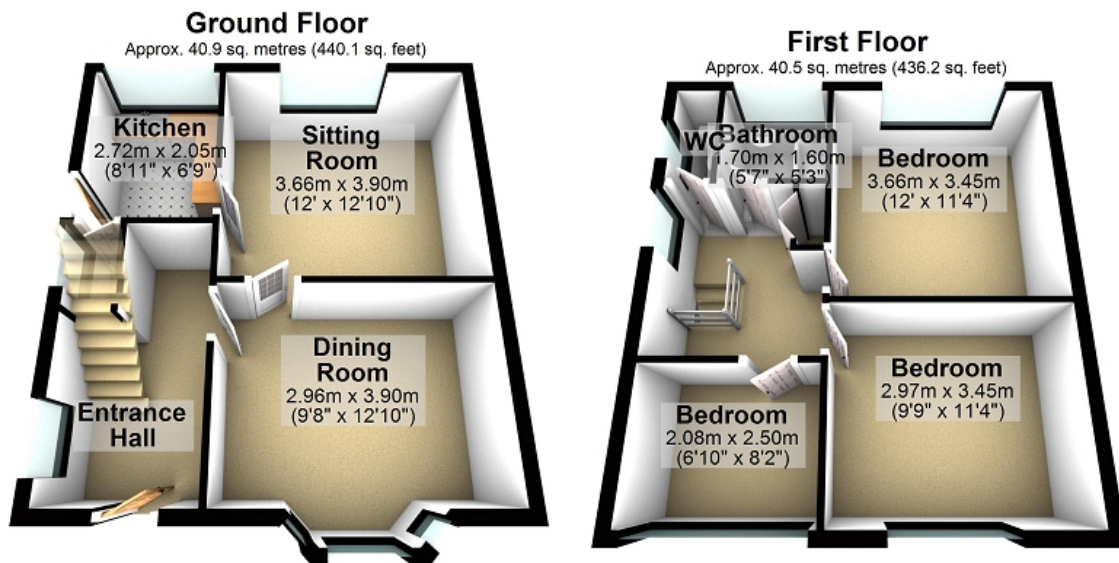
We are informed that the tenure is Leasehold

Council Tax

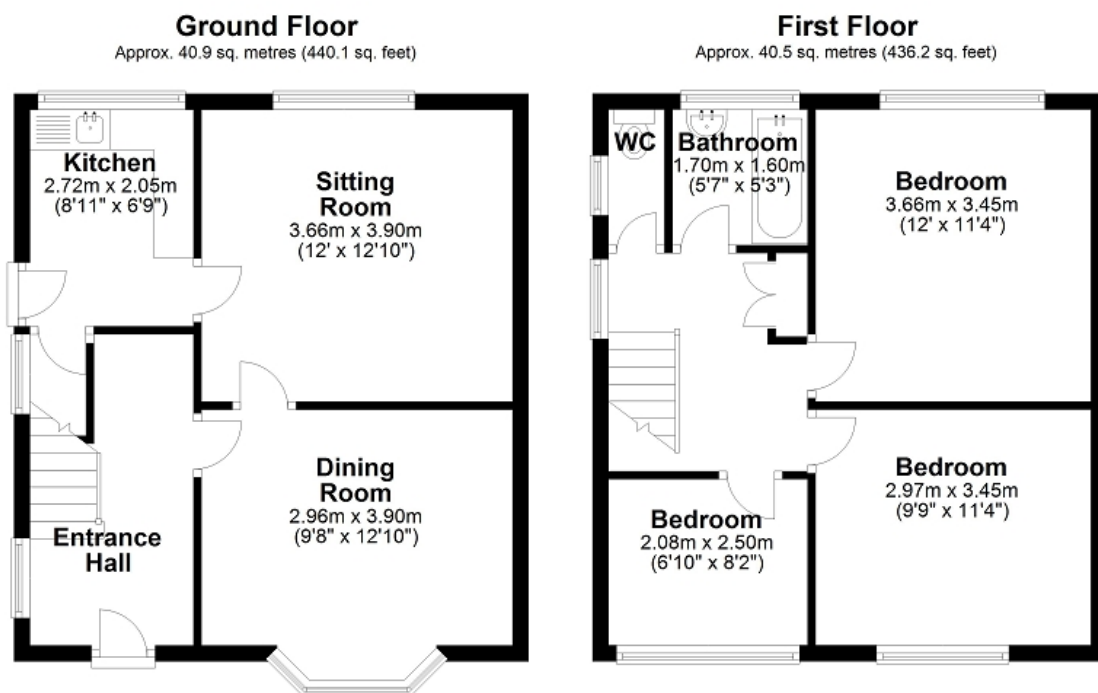
Band Not Specified







Total area: approx. 81.4 sq. metres (876.4 sq. feet)



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