



Priestfields,
Leigh,
Greater Manchester.
WN7 2RG

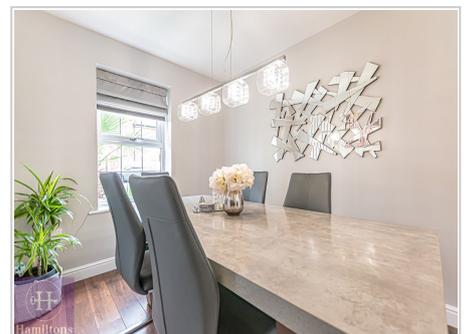
380,000



- FOUR BEDROOM EXECUTIVE DETACHED
- MASTER EN-SUITE
- DOWNSTAIRS WC
- DRIVEWAY / GARAGE
- LARGE SUN ROOM
- LOCATED WITHIN WALKING DISTANCE TO THE GUIDED BUS ROUTE
- GARDENS NOT OVER LOOKED TO THE REAR
- FANTASTIC FAMILY HOME

Ref: PRA11373

Viewing Instructions: Strictly By Appointment Only



General Description

HAMILTONS ESTATE AGENTS are pleased to bring to market this FANTASTIC FOUR BEDROOM DETACHED RESIDENCE. On entering there is a bright & airy hallway, dining room, downstairs WC, fully fitted kitchen, lounge leading to a garden room, with doors leading to the garden. To the first floor there are four bedrooms, the master being en-suite, along with a family bathroom. This beautifully presented family home offers a driveway, leading to the garage, superb garden to the rear, with lawn ed & decking area, ideal for "al fresco dining". Internal inspection is a must to appreciate the size, location and finer features that this lovely home has to offer.

Accommodation

Services

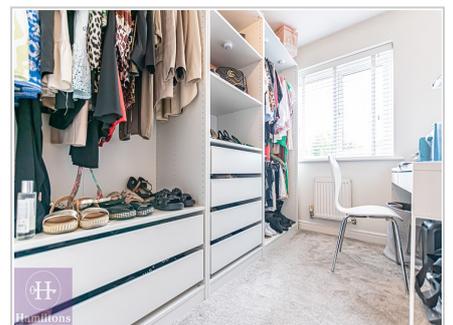
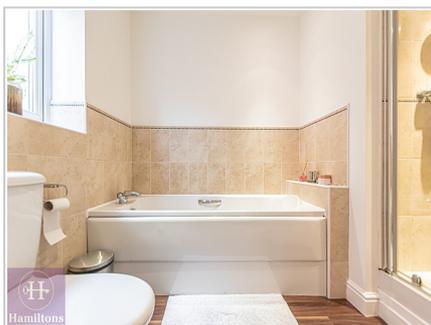
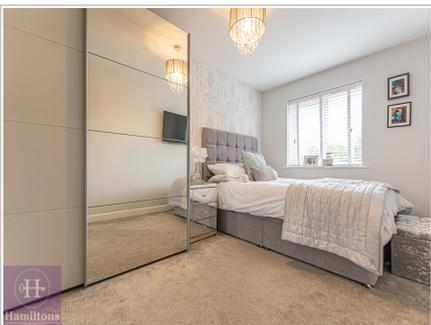
Tenure

We are informed that the tenure is Not Specified

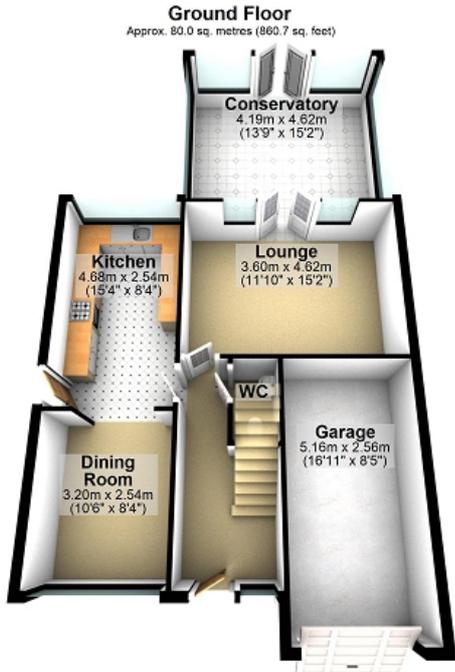
Council Tax

Band Not Specified

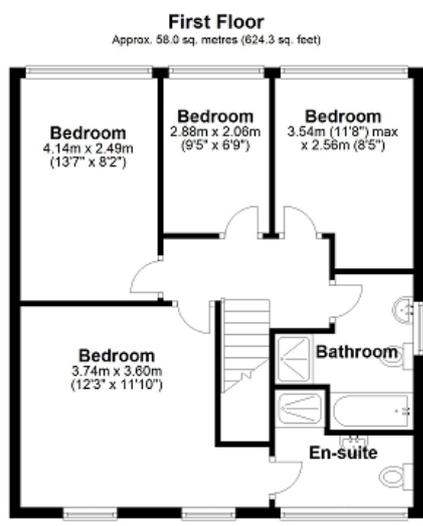
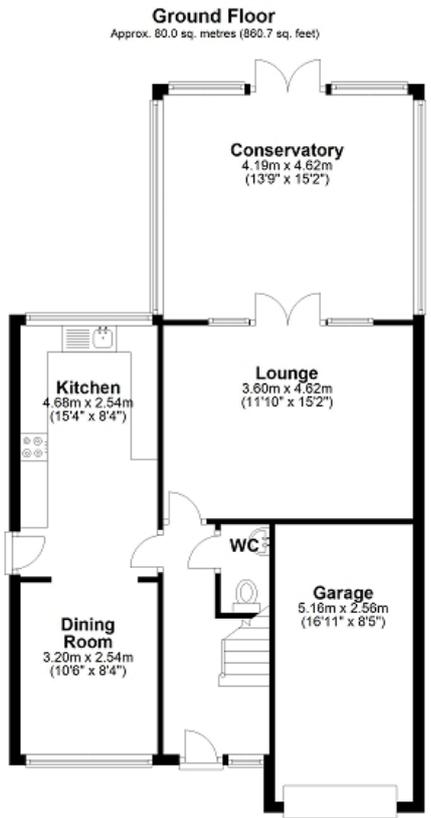








Total area: approx. 138.0 sq. metres (1485.0 sq. feet)



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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.