

# Bramble Mead , LEIGH. WN7 5GH

260,000



- · Four bedroom end townhouse
- · Three storey layout
- · Immaculately presented
- Integrated appliances to the kitchen
- Two reception rooms
- Cul de sac location









#### Ref: PRA11416

Viewing Instructions: Strictly By Appointment Only

90 St Helens Road, Leigh, WN7 4HW. Tel. 01942 678 035. Fax. 01942 604 131. Email. office@hamiltonsofleigh.co.uk. Company Number 09973393. VAT Number 281 8717 73.

#### **General Description**

As you approach this townhouse, you'll be immediately struck by its charming curb appeal. The end-unit position not only provides additional privacy but also allows for more natural light to flow into the interior. Step inside, and you'll discover a thoughtfully designed layout that caters to both comfort and functionality.

The ground floor welcomes you into a gracious foyer leading to a dining room to the front of the property and an open plan lounge/kitchen area with french doors onto the rear garden. The kitchen has all integrated appliances and the space is perfect for hosting and entertaining.

On the second floor, you'll discover three generously sized bedrooms, each offering comfort and style, the family bathroom completes this floor layout.

A highlight of this townhouse is the third-floor retreat, which houses the fourth bedroom & en suite shower room. This versatile space can serve as a guest suite, a teenager's haven, or a cozy home office. The possibilities are endless.

Outside, a private garden or patio area provides a perfect space for outdoor gatherings, gardening, or simply enjoying some fresh air. The townhouse also includes parking facilities, ensuring convenience in your daily life.

Situated in the desirable Bramble Mead community, this townhouse offers easy access to local schools, parks, shops, and leisure activities. It's a neighbourhood that fosters a strong sense of community and provides a tranquil setting for families to thrive.

In summary, this four-bedroom, three-storey end townhouse on Bramble Mead in Leigh offers a perfect blend of modern living and family comfort. With its spacious layout, contemporary design, and convenient location, this residence is ready to become your dream family home. Don't miss this opportunity to make it yours.

Tenure: EPC: B Council Tax: 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.

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#### Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

### EPC Rating:85

### Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band Not Specified









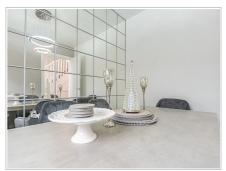


















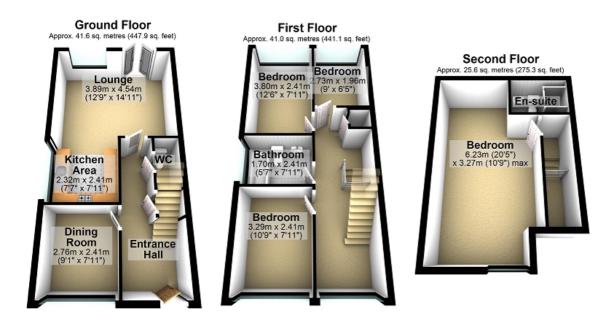












Total area: approx. 108.2 sq. metres (1164.3 sq. feet)

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 £1,500,001 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.