



Heaton Green,
Leigh.
WN7 2EY

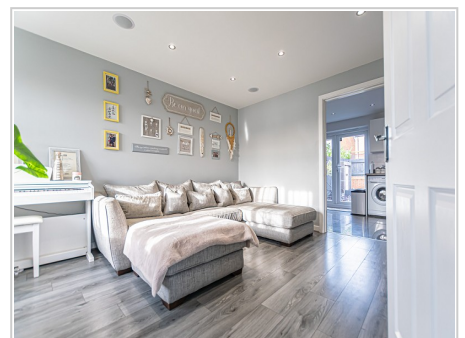
230,000



- Still under NHBC guarantee
- Freehold
- Three bedrooms
- Downstairs WC
- Cul de sac location
- Double driveway
- Low maintenance & well presented

Ref: PRA11426

Viewing Instructions: Strictly By Appointment Only



General Description

As you approach the property, you'll be greeted by a well-maintained front garden and a double driveway to the rear of the property with ample space for parking. The house boasts a warm and welcoming aura, inviting you to explore its interior.

Upon entering, you'll be struck by the spacious and airy feel of the living area, illuminated by natural light streaming through large windows. The living room offers a cozy space to relax and entertain.

The adjacent kitchen is a culinary enthusiast's paradise, equipped with high-end appliances, ample counter space, and plenty of storage. Whether you're preparing a gourmet meal or a quick snack, this kitchen has everything you need this opens out into the dining area adjacent to the kitchen provides the perfect space for family meals or hosting friends.

Upstairs, you'll discover three well-appointed bedrooms, each offering a tranquil retreat from the demands of daily life. The master bedroom is a spacious haven, complete with an en-suite bathroom, while the two additional bedrooms share a modern family bathroom.

The garden at the rear of the property is a lush and private oasis, ideal for outdoor gatherings, gardening, or simply enjoying the fresh air. It offers a generous patio for al fresco dining and a well-maintained artificial lawn for children to play.

This Heaton Green home is conveniently located near local schools, shops, and amenities, making it a fantastic choice for families. The nearby transport links provide easy access to nearby towns and cities, ensuring your daily commute is hassle-free.

In summary, this 3-bedroom semi-detached house on Heaton Green in Leigh offers a harmonious blend of modern comfort and traditional charm. Its inviting living spaces, well-appointed bedrooms, and a beautiful garden create the perfect backdrop for making lasting memories. Don't miss the opportunity to make this property your own and start the next chapter of your life in this wonderful home.

Tenure: Freehold
EPC: B
Council Tax: B

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

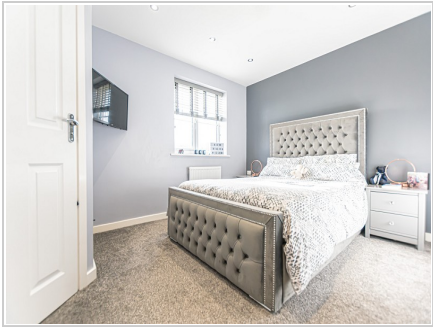
EPC Rating:83

Tenure

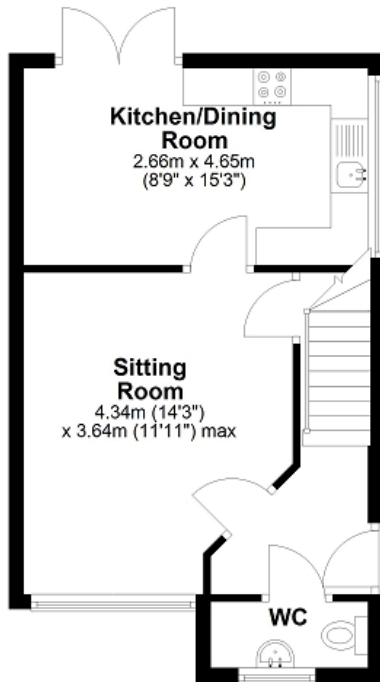
We are informed that the tenure is Freehold

Council Tax

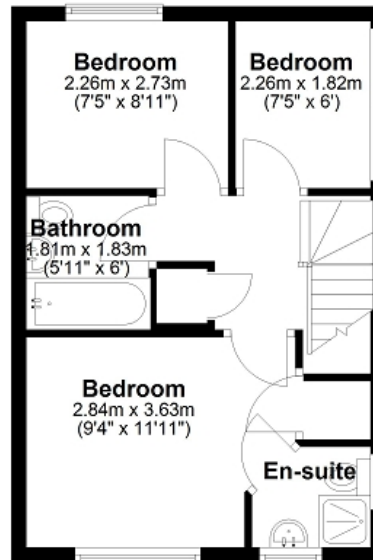
Band Not Specified



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.

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.