

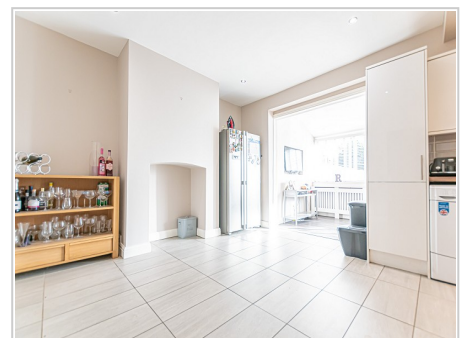
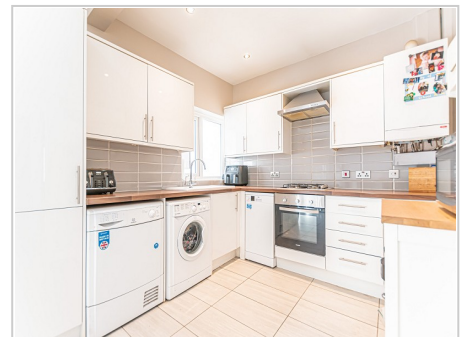


Platt Fold Road,
Leigh,
Greater Manchester.
WN7 1JW

280,000



- Well presented three bedroom semi detached home
- Sought after location on Platt Fold Road
- Solar panels fitted
- Large rear garden
- Extended sun room to the ground floor
- Versatile loft room
- Driveway to the front



Ref: PRA11428

Viewing Instructions: Strictly By Appointment Only

General Description

As you approach the property, you'll be greeted by a private driveway. Step through the front door, and you'll find yourself in a warm and welcoming home with a thoughtful layout.

The ground floor features a spacious living room with bay fronted window, ideal for family gatherings or cozy evenings in. The adjacent kitchen-dining area is a focal point of this home, offering modern amenities and ample space for meal preparation, dining, and entertaining.

The property's extended space on the ground floor can be used as a versatile room, be it a home office, a playroom adapting to your family's needs.

Upstairs, you'll find three well-proportioned bedrooms, each thoughtfully designed to maximize comfort and storage space. The family bathroom offers a tranquil haven, featuring a modern suite with a bathtub, shower over, and tasteful finishes whilst there is an additional separate wc and hand basin available adjacent.

A special feature of this property is the loft room, which can be adapted to suit your individual needs. Whether it becomes a home office, a hobby room, or an additional bedroom, it provides flexible living space to cater to your preferences.

The large rear garden is a true highlight, offering a private and serene space for outdoor activities, gardening, or simply enjoying the fresh air. The garden is perfect for family gatherings, al fresco dining, or creating your own oasis.

What truly sets this property apart is the addition of solar panels, contributing to energy efficiency and reducing your environmental footprint while helping you save on energy costs.

Located on Platt Fold Road, this home is conveniently situated, with excellent transport links, local amenities, and schools within close proximity, making it an ideal choice for families and commuters.

In summary, this extended three-bedroom semi-detached property with a loft room on Platt Fold Road in Leigh is a wonderful place to call home. With its spacious living areas, versatile rooms, driveway, large rear garden, and eco-friendly solar panels, it offers the perfect combination of modern living and energy efficiency, ensuring you and your family enjoy comfort, convenience, and sustainability in a welcoming neighbourhood.

Tenure: Leasehold, 906 years remaining

EPC: Applied for

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 obtained 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

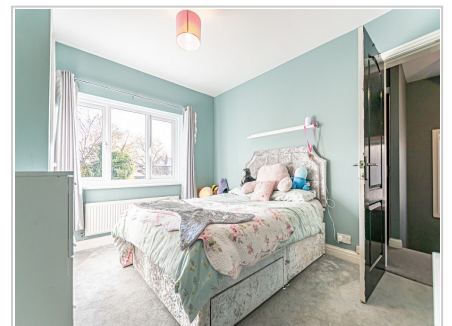
Mains electricity, mains water, mains gas, mains drainage

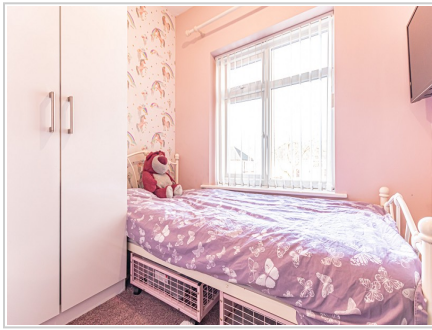
Tenure

We are informed that the tenure is Leasehold

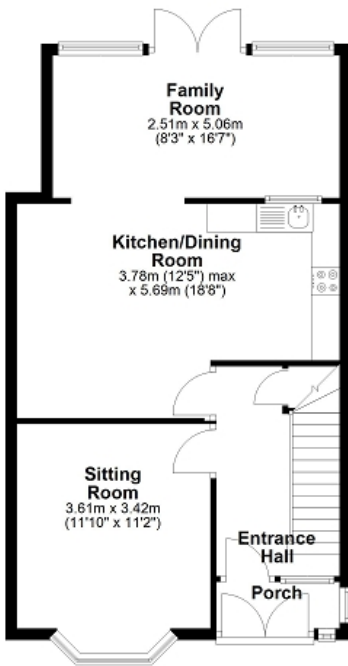
Council Tax

Band Not Specified

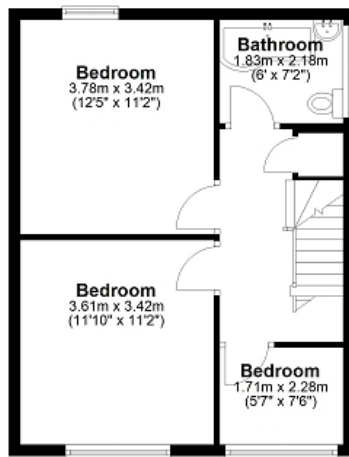




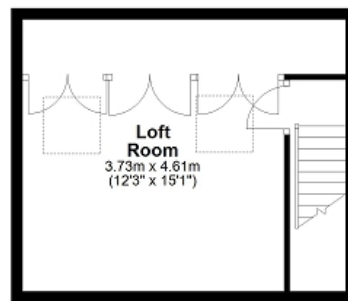
Ground Floor



First Floor



Second 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.