



Leigh Road,
Leigh,
Greater Manchester.
WN7 1RX

150,000



- Offered for sale with no chain
- Freehold title
- Three bedrooms
- Garden fronted
- Two reception rooms
- Modern fitted shower room



Ref: PRA11434

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled on Leigh Road in Leigh, this inviting three-bedroom terraced property offers a perfect blend of features for properties of this age. The exterior boasts a garden to the front setting back from the road.

On entrance there are two reception rooms and an extended kitchen, to the first floor there are three bedrooms and a modern fitted shower room.

The property is offered with no chain and is conveniently located close by to local amenities.

Accommodation

Services

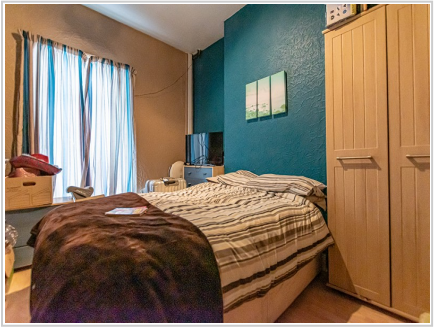
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

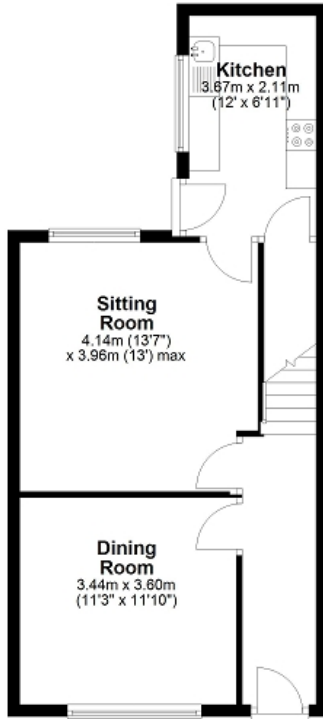
Council Tax

Band Not Specified



Ground Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)

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.