



Larkspur Close,
Leigh,
Greater Manchester.
WN7 3LQ

185,000



- Cul de sac position
- Two bedroom semi-detached
- Loft boarded out
- Sun room
- Driveway for off road parking
- Modern fitted bathroom
- Private rear garden
- Summer house with electrics and WIFI connected



Ref: PRA11437

Viewing Instructions: Strictly By Appointment Only

General Description

Welcome to your dream home nestled in the serene surroundings of Larkspur Close, Leigh. This charming two-bedroom semi-detached property offers the perfect blend of tranquility and modern comforts. Situated on a quiet cul-de-sac, this residence promises a peaceful retreat from the hustle and bustle of everyday life.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Council Tax

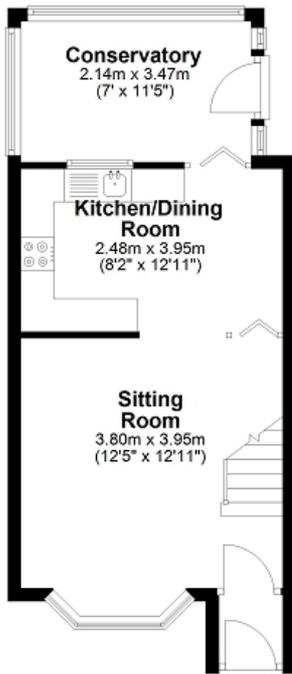
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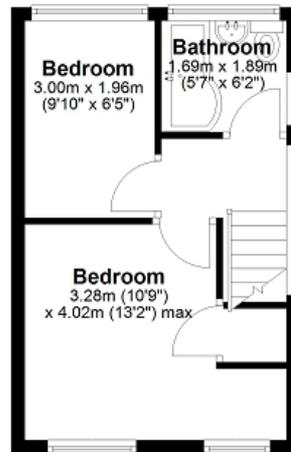
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 59.6 sq. metres (642.1 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.