

Dakins Road,
Leigh,
Greater Manchester.
WN7 3AY

140,000



- Three bedroom semi detached property
- Sun room to the rear
- Freehold title
- Not overlooked to the rear
- Offered with no chain



Ref: PRA11441

Viewing Instructions: Strictly By Appointment Only

General Description

Step inside, and the lounge has gas fire and large window to the front allowing in lots of natural light. The kitchen/diner area provides a spacious and versatile space, ideal for entertaining or unwinding after a busy day, the kitchen has an integrated fridge and gas hob. To the side of the kitchen there is a lean to offering utility space. There is a sun room to the rear with french doors out onto the garden.

Venture upstairs to discover three generously sized bedrooms, each offering a peaceful retreat. The shower room completes the upstairs living arrangement.

The property benefits from a private rear garden, an ideal space for outdoor gatherings, gardening, or simply enjoying the fresh air. To property is not overlooked to the rear.

Located in Leigh, residents will appreciate the convenience of nearby amenities, schools, and parks. Dakins Road offers a peaceful residential setting while being well-connected to essential services and transport links, ensuring that daily life is both comfortable and convenient.

Tenure: Freehold
EPC: D
Council Tax: A

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

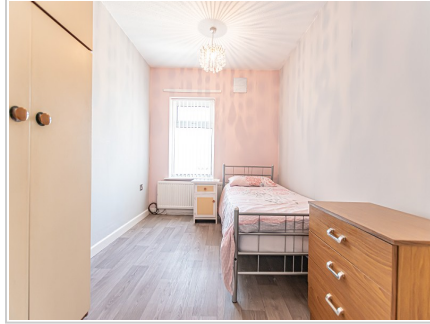
EPC Rating:62

Tenure

We are informed that the tenure is Freehold

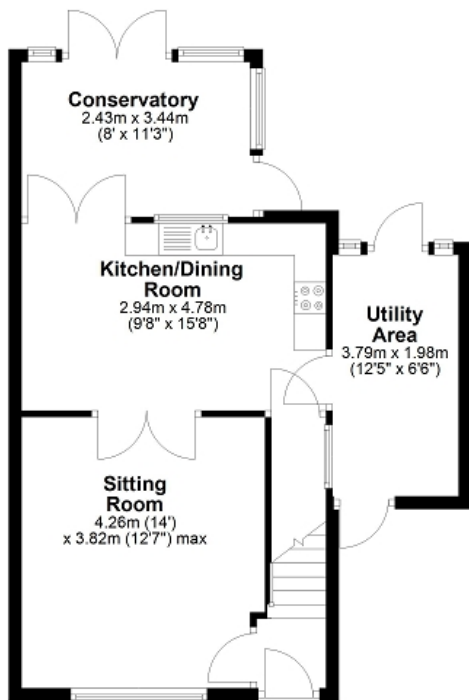
Council Tax

Band Not Specified



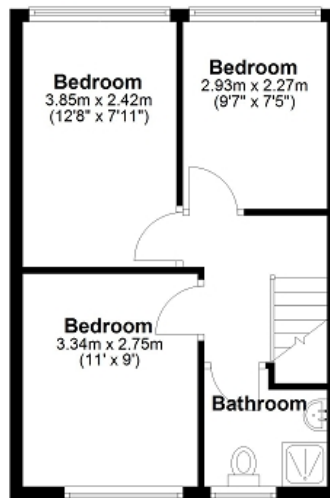
Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 86.4 sq. metres (929.7 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.