



Bowden Green Drive,
Leigh.
WN7 2EU

290,000



- Immaculately presented property
- Still under the NHBC guarantee
- Four bedroom Detached property
- Positioned on a corner plot
- Detached garage and driveway
- En suite to master



Ref: PRA11445

Viewing Instructions: Strictly By Appointment Only

General Description

As you approach, the property exudes curb appeal. The detached garage and driveway is positioned to the rear of the property, ensuring convenience for you and your guests.

Step inside, and the spacious, light-filled interiors unfold before you. The living areas create a sense of expansiveness, while the thoughtful layout enhances the flow between rooms. The heart of the home is undoubtedly the modern kitchen, equipped with top-of-the-line appliances and stylish finishes, making it a chef's delight and a hub for family gatherings.

The four bedrooms offer generous proportions and are designed to cater to various lifestyle needs. The master suite is a sanctuary of comfort, featuring a luxurious ensuite bathroom and ample closet space. The remaining bedrooms are versatile, providing flexibility for guest rooms, home offices, or cozy retreats for family members.

One of the standout features of this property is its detached garage, offering not only convenient parking but also additional storage space for your belongings. The driveway provides ample room for multiple vehicles, making it easy to accommodate your daily needs.

Located on Bowden Green Drive, this home is not only a private retreat but also benefits from the surrounding community. Enjoy the peace of suburban life while being in close proximity to local amenities, schools, and parks. The property is still covered under the NHBC guarantee, providing you with peace of mind and assurance in the quality of construction.

In summary, Bowden Green Drive is more than just a house; it's a refined lifestyle waiting to be embraced. With its contemporary design, spacious interiors, detached garage, and the added security of the NHBC guarantee, this property offers the perfect blend of comfort, style, and lasting value.

Tenure: Freehold
EPC: B
Council Tax: D

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

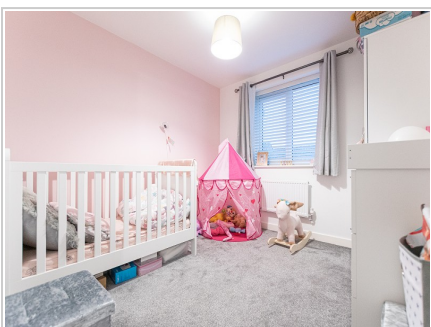
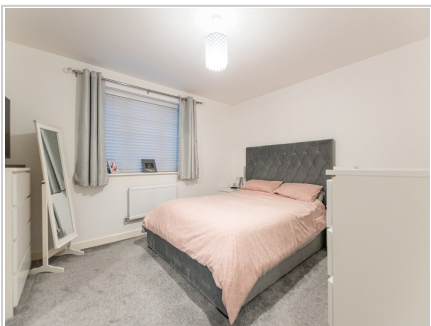
EPC Rating:82

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



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.