



Lawson Avenue,
Leigh,
Greater Manchester.
WN7 5NP

240,000



- Offered with no chain
- Three bedroom detached
- Garage and driveway
- Conveniently located
- Freehold title
- Two reception rooms



Ref: PRA11446

Viewing Instructions: Strictly By Appointment Only

General Description

As you approach, the property boasts a welcoming curb appeal, set against the backdrop of Lawson Avenue. The presence of a garage and driveway immediately signals practicality and ease of living, ensuring both secure parking and a smooth transition from the outside world to your private haven.

Upon entering, the interiors are bathed in natural light, creating an inviting atmosphere. The thoughtful design of this home seamlessly blends functionality with a cozy ambiance. The living spaces are well-proportioned, providing ample room for relaxation and entertaining.

The heart of the home lies in the kitchen, where culinary enthusiasts will appreciate the well-equipped space, complete with contemporary appliances and stylish finishes. It's not just a place to prepare meals; it's a focal point for family gatherings and socializing.

The three bedrooms offer versatility for various needs—whether you envision a dedicated home office, a guest room, or a cozy space for each family member. The master bedroom, with its own charm, serves as a tranquil retreat, complemented by its own private features.

A key feature of this property is the garage, providing secure parking or additional storage options—a practical and valuable asset. The driveway adds convenience, ensuring that parking is never a concern, even for multiple vehicles.

Situated on Lawson Avenue, this home enjoys a desirable location with proximity to local amenities, schools, and community facilities. The absence of a property chain streamlines the buying process, allowing you to move into your new home without the delays associated with a lengthy transaction.

Tenure: Freehold

EPC: D

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 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 Not Specified

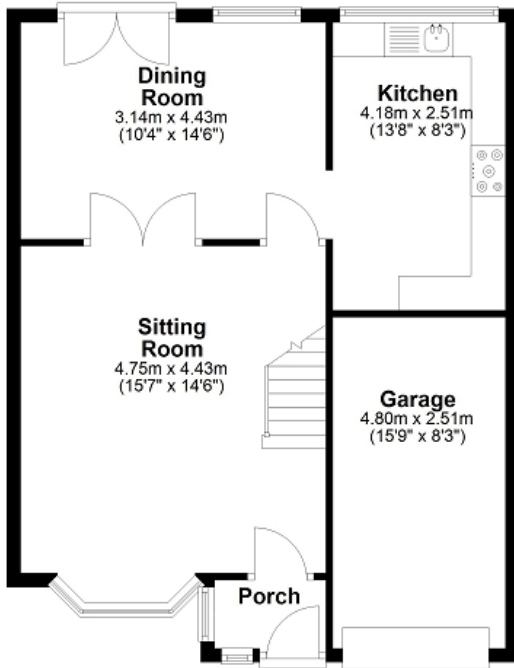
Council Tax

Band Not Specified



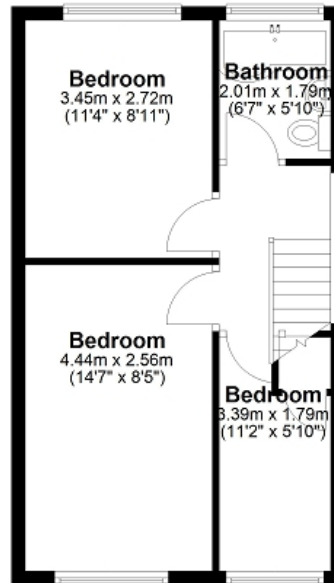
Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 96.8 sq. metres (1041.4 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.