



Abbingdon Way,
Leigh,
Greater Manchester.
WN7 5PB

175,000



- THREE SPACIOUS BEDROOMS
- FREEHOLD
- POSITIONED ON A QUIET CUL DE SAC
- DOWNSTAIRS WC
- CONSERVATORY TO THE REAR



Ref: PRA11448

Viewing Instructions: Strictly By Appointment Only

General Description

Upon entering the property, the warm and inviting ambiance welcomes you into a spacious hallway leading to a downstairs wc the lounge is positioned to the rear of the property and is adorned with tasteful décor and large windows that allow natural light to fill the room the sun room leads off the lounge with french doors onto the rear garden. The kitchen has ample counter space and is a culinary enthusiast's delight.

The three well-appointed bedrooms are located on the upper floor, each boasting its own unique charm. The master bedroom is a retreat of comfort. The additional bedrooms offer flexibility for a growing family, guests, or a home office.

The shower room is modern, providing a haven for relaxation with its contemporary fixtures and fittings. The property also benefits from ample storage throughout, ensuring a clutter-free living environment.

Step outside into the private rear garden, where a well-maintained lawn and a patio area await, offering an ideal space for al fresco dining, summer barbecues, or simply enjoying the fresh air. The garden is bordered by greenery, providing a sense of tranquility and privacy.

Located on Abbingdon Way, this property enjoys a sought-after residential setting, with local amenities, schools, and parks within easy reach. Commuting is made easy with convenient access to transport links, making this home an ideal choice for those seeking a perfect blend of suburban tranquility and urban convenience.

In summary, this three-bedroom semi-detached property on Abbingdon Way is a delightful residence offering spacious living spaces, a charming conservatory, and a private garden – a perfect place to call home.

Tenure: Freehold
EPC: Applied for
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

Tenure

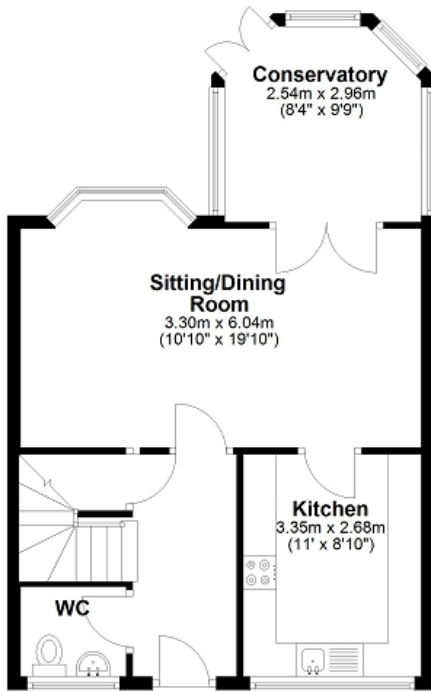
We are informed that the tenure is Not Specified

Council Tax

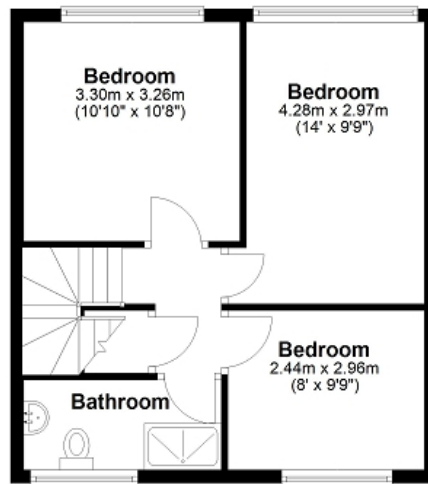
Band Not Specified



Ground Floor
Approx. 49.4 sq. metres (531.7 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 90.6 sq. metres (974.9 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.