

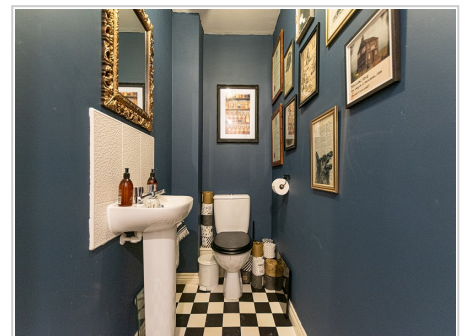


Baines Close,
Leigh.
WN7 4BP

239,950



- Located on a quiet cul de sac
- Freehold
- Immaculately presented
- Three bedrooms
- Downstairs WC
- Driveway to the side
- Integrated appliances to the kitchen



Ref: PRA11444

Viewing Instructions: Strictly By Appointment Only

General Description

As you step inside, you are greeted by a warm and inviting atmosphere. The spacious living room is bathed in natural light, creating a cozy ambiance for relaxation or entertaining guests there is a downstairs WC for ease. The adjacent dining area seamlessly connects to the modern kitchen, equipped with contemporary appliances and ample storage, making meal preparation a delight.

Upstairs, three generously sized bedrooms await, each adorned with large windows that allow for plenty of sunlight. The master bedroom boasts a sense of luxury with an ensuite bathroom, adding a touch of exclusivity to your personal space. The remaining bedrooms share a well-appointed family bathroom, complete with modern fixtures and fittings.

The property benefits from a private and well-maintained rear garden, perfect for outdoor gatherings, playtime with family, or enjoying a quiet evening under the stars. Baines Close is known for its friendly community atmosphere, providing a safe and welcoming environment for families and individuals alike.

Conveniently located, this home offers easy access to local amenities, schools ensuring that daily necessities are within reach. The nearby transport links provide a smooth commute to neighbouring towns and cities.

In summary, this three-bedroom end mews property on Baines Close in Leigh presents an excellent opportunity to embrace a comfortable and stylish lifestyle in a welcoming community. With its well-designed living spaces and convenient location, it is truly a place to call home.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

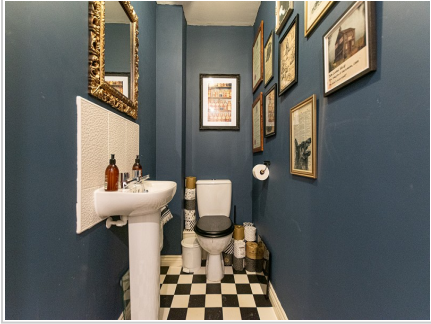
EPC Rating:89

Tenure

We are informed that the tenure is Freehold

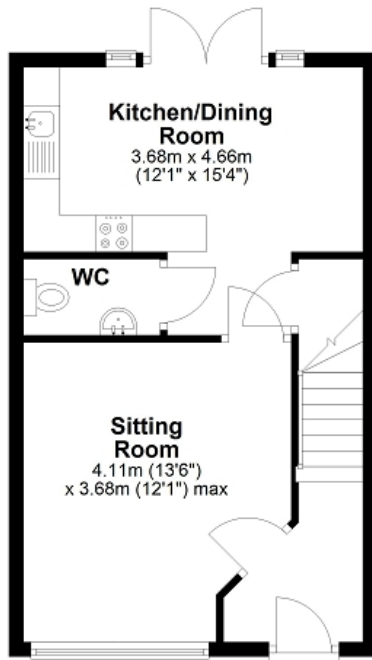
Council Tax

Band Not Specified



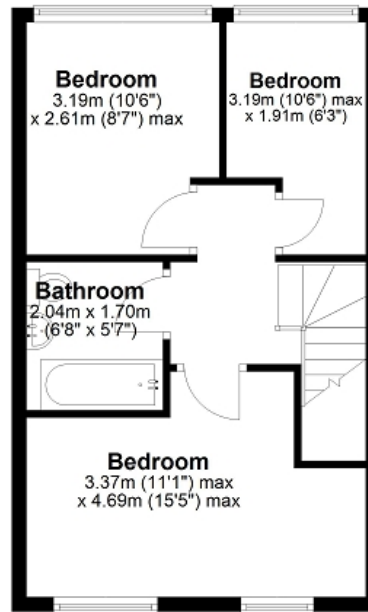
Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 73.2 sq. metres (787.7 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.