



152 Maple Crescent

Leigh, WN7 5SX

****OFFERED WITH NO ONWARD CHAIN**** this end terraced house benefits from gas central heating, double glazing, fitted kitchen/dining area, 2 double bedrooms and a white 3-piece family bathroom with corner bath and shower. To the rear of the property is a private enclosed garden area which is fully paved and with access to the side and front of the house.

Conveniently located within walking distance to Leigh town centre, children's parks and open play areas, local amenities, including shops and gyms. With excellent commuter and transport links this property is ideally placed for schools, nurseries and access to the Guided Busway into Manchester City Centre

****OFFERED WITH NO ONWARD CHAIN****VIEWINGS HIGHLY RECOMMENDED****

Offers in the region of £89,950



- 2-Bedroom End Terraced House
- Double Glazed
- Spacious Family Bathroom
- Off-Road Parking for 2 Vehicles
- Popular Residential Area
- Close to Amenities & Shops
- No Onward Chain
- Gas Central Heating
- 2 Double Sized Bedrooms
- Vacant Possession

Lounge

13'10" x 13'2" (max) (4.224 x 4.035 (max))

Double radiator, carpet flooring, TV point, storage meter cupboard, ceiling coving and light fitting

Kitchen/Dining

16'4" x 10'0" (max) (4.987 x 3.072 (max))

Fitted with a range of wood effect wall and base units, integrated oven, gas hob and extractor hood, inset stainless steel sink unit with mixer tap and partially tiled walls. Two ceiling light fittings, ceiling coving, three external windows overlooking the rear garden area. Walk-in understairs storage cupboard with ceiling light fitting and external window

Hallway

Carpet flooring and double radiator

Landing

Loft access, ceiling light fitting and carpet flooring

Bedroom 1

15'6" x 11'2" (max) (4.733 x 3.420 (max))

Situated to the front of the property with two external windows, ceiling light fitting, carpet flooring and double radiator

Bedroom 2

13'7" x 8'6" (max) (4.146 x 2.595 (max))

Situated to the rear of the property with ceiling light fitting, double radiator and carpet flooring

Bathroom

7'11" x 7'10" (max) (2.427 x 2.402 (max))

White 3-piece suite with corner bath, shower in the bath and glass shower screen. Spacious room with single radiator, boiler/storage cupboard, ceiling light fitting and fully tiled walls

Front Garden Area

Paved with off-road parking and access at the side to the rear of the property

Rear Garden Area

With access from the side of the house the rear is fully enclosed, paved and with outside tap

Location

Conveniently placed close to local amenities and shops with excellent commuter and transport links and access to the guided bus route into Manchester City Centre, this property is ideally placed for schools and nurseries and close to children's play areas and cycle route pathways

Particulars

Please note...

These particulars have not yet been approved by the vendor.

All measurements have been taken with a sonic measure and are therefore subject to a margin of error

Services

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions


From Leigh Road B5215, turn left onto Kirkhall Lane, then turn right onto Maple Crescent




Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.