

Property Details

115 Manchester Road, Leigh, Lancashire, WN7 2LE

Guide Price £165,000



Property Photos

115 Manchester Road, Leigh, Lancashire, WN7 2LE













 $\begin{array}{c} \text{Creation Date} \\ \textbf{03}/\textbf{03}/\textbf{2023} \end{array}$

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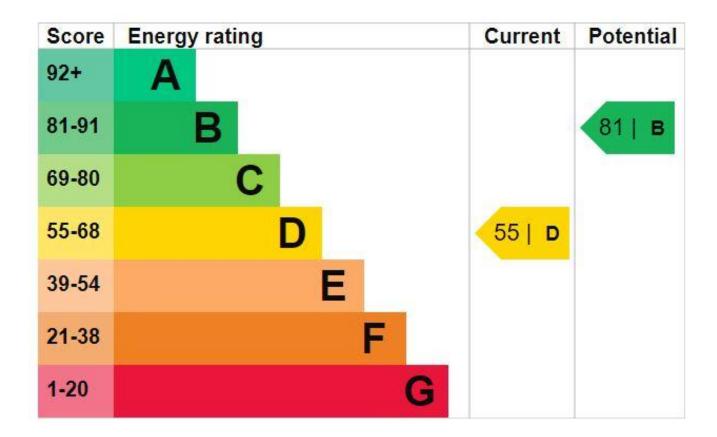






Property EPC

115 Manchester Road, Leigh, Lancashire, WN7 2LE



Property Info

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Property Type	Property Style
House	Semi-Detached
Bedrooms	Bathroom
3	1
Receptions	Tenure Type
2	Leasehold
Floor Area	Agency Type
-	_
Parking	Туре
Parking Off Road Parking	Type Sales
-	
Off Road Parking	Sales
Off Road Parking Price Qualifier	Sales Price
Off Road Parking Price Qualifier Guide Price	Sales Price £165,000
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Property Features

115 Manchester Road, Leigh, Lancashire, WN7 2LE

Feature 1

3 Bedrooms

Feature 2

Semi Detached

Feature 3

2 Reception Rooms

Feature 4

Off Road Parking

Feature 5

Enclosed Side And Rear Gardens

Feature 6

No Onward Chain

Property Description

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Three bedroom semi detached property. Entrance hall. Two Reception Rooms. Kitchen Dining Room. Three first floor bedrooms. Family Bathroom. Enclosed side and rear gardens. Off Road Parking. No Onward Chain.

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ACCOMMODATION
Front door leading to:
ENTRANCE HALL
Access from the entrance hall to the sitting room and to the dining room.
SITTING ROOM 1211 X 122
Double glazed window to the front. Radiator. Laminate flooring.
DINING ROOM 1211 X 127
Double glazed window to the side. Radiator. Door to the staircase that leads to the first floor landing. Under stairs storage cupboard. TV point. Laminate flooring. Door to:
KITCHEN DINING ROOM 1610(Max) X 83
Double glazed window to the side and rear. External door to the rear that opens to the

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enclosed rear gardens. This kitchen comprises a one and a half stainless steel sink drainer unit, range of wall and floor mounted

units, work surfaces with cupboards and drawers below. Built in stainless steel gas hob and extractor with an oven below. Plumbing for a washing machine. Space for a fridge freezer. Wall mounted gas combination boiler.

FIRST FLOOR

Landing with access to the loft space as well as to all three bedrooms and a bathroom.

BEDROOM ONE 159 X 1211

Two double glazed windows to the front. Radiator. Tv point.

BEDROOM TWO 1211 X 811

Double glazed window to the side. Radiator. Tv point.

BEDROOM THREE 911 X 83

Double glazed window to the front. Radiator.

BATHROOM 78 X 72

Double glazed window to the side. Stainless steel towel radiator. This bathroom comprises a low level w.c, vanity wash hand unit and a P shaped shower bath with a

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mixer shower over. Part tiled walls.

GARDENS

There are enclosed low maintenance gardens to the side and rear of the property. In addition there is a useful 84×610 brick outhouse that has power and lighting.

PARKING

A set of gates from Manchester Road open to off road parking.