

# Property Details

115 Manchester Road, Leigh,  
Lancashire, WN7 2LE

Guide Price **£165,000**



# Property Photos

115 Manchester Road, Leigh, Lancashire, WN7 2LE



Creation Date

03/03/2023



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# Property EPC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

# Property Info

115 Manchester Road, Leigh, Lancashire, WN7 2LE

Property Type	Property Style
House	Semi-Detached
Bedrooms	Bathroom
3	1
Receptions	Tenure Type
2	Leasehold
Floor Area	Agency Type
-	-
Parking	Type
Off Road Parking	Sales
Price Qualifier	Price
Guide Price	£165,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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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

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## **Manchester Road, Leigh, Lancashire, WN7 2LE**

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.

### 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 x 610 brick outhouse that has power and lighting.

## PARKING

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

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