

June Avenue, Leigh

Leigh

HILLS

£180,000

8 June Avenue

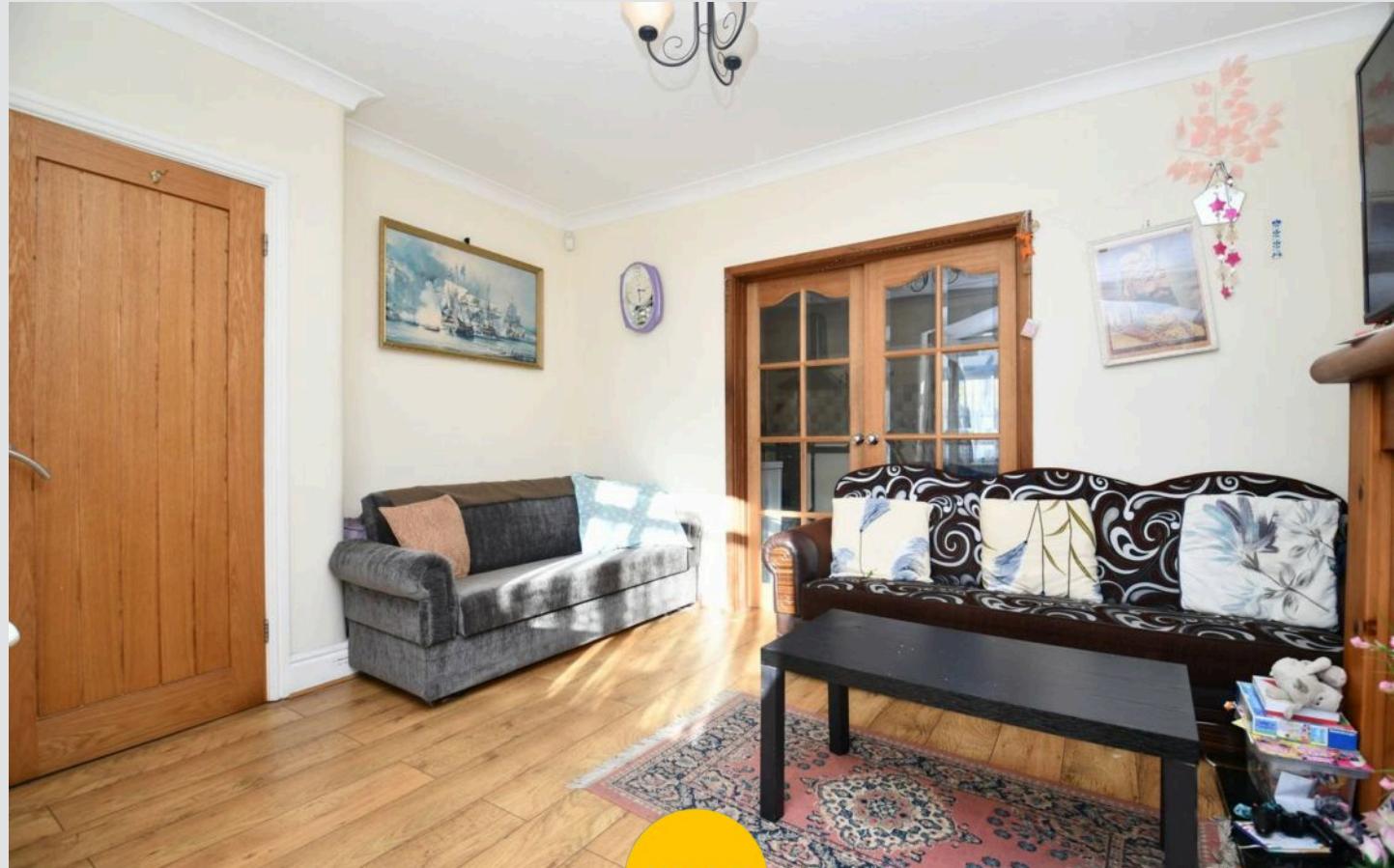
Leigh, Leigh

****Spacious Three Bedroom Semi-Detached Family Home, Complete with a Modern Kitchen Diner, Conservatory and a Driveway for Off-Road Parking!****

Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom Semi-Detached Family Home
- Bay-Fronted Lounge
- Modern Kitchen Diner
- Benefits from a Conservatory
- Three Well-Proportioned Bedrooms
- Wet Room Style Shower Room
- Driveway for Off-Road Parking to the Front
- Generously-Sized Garden to the Rear Complete with Decking and a Stoned Area
- Within Easy Access of Parsonage Retail Park and Leigh Town Centre, Providing a Range of Amenities
- Great First Time Home or Investment



Porch

Complete with a ceiling light point and laminate flooring.

Lounge

12' 2" x 9' 7" (3.72m x 2.91m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

Kitchen / Diner

16' 10" x 12' 3" (5.12m x 3.74m)

Featuring complementary fitted units with space for a freestanding oven, washing machine and dryer. Complete with ceiling spotlights, ceiling light point, double glazed window and wall mounted radiator.

Conservatory

11' 1" x 9' 6" (3.37m x 2.89m)

Complete with a ceiling light point and laminate flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom One

11' 1" x 8' 4" (3.38m x 2.55m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

10' 11" x 8' 5" (3.32m x 2.57m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

7' 7" x 6' 0" (2.30m x 1.84m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with wall mounted radiator. Fitted with carpet flooring.

Wet Room

5' 11" x 5' 0" (1.80m x 1.52m)

Featuring a three piece suite including shower, hand wash



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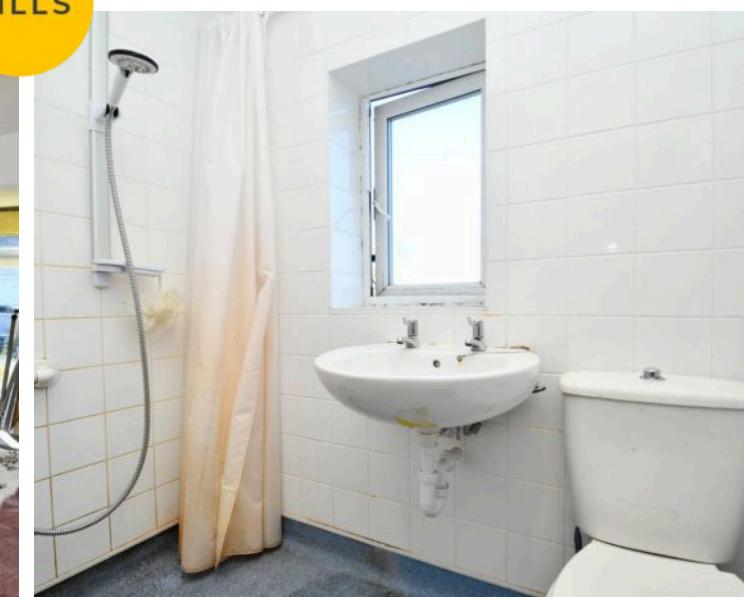
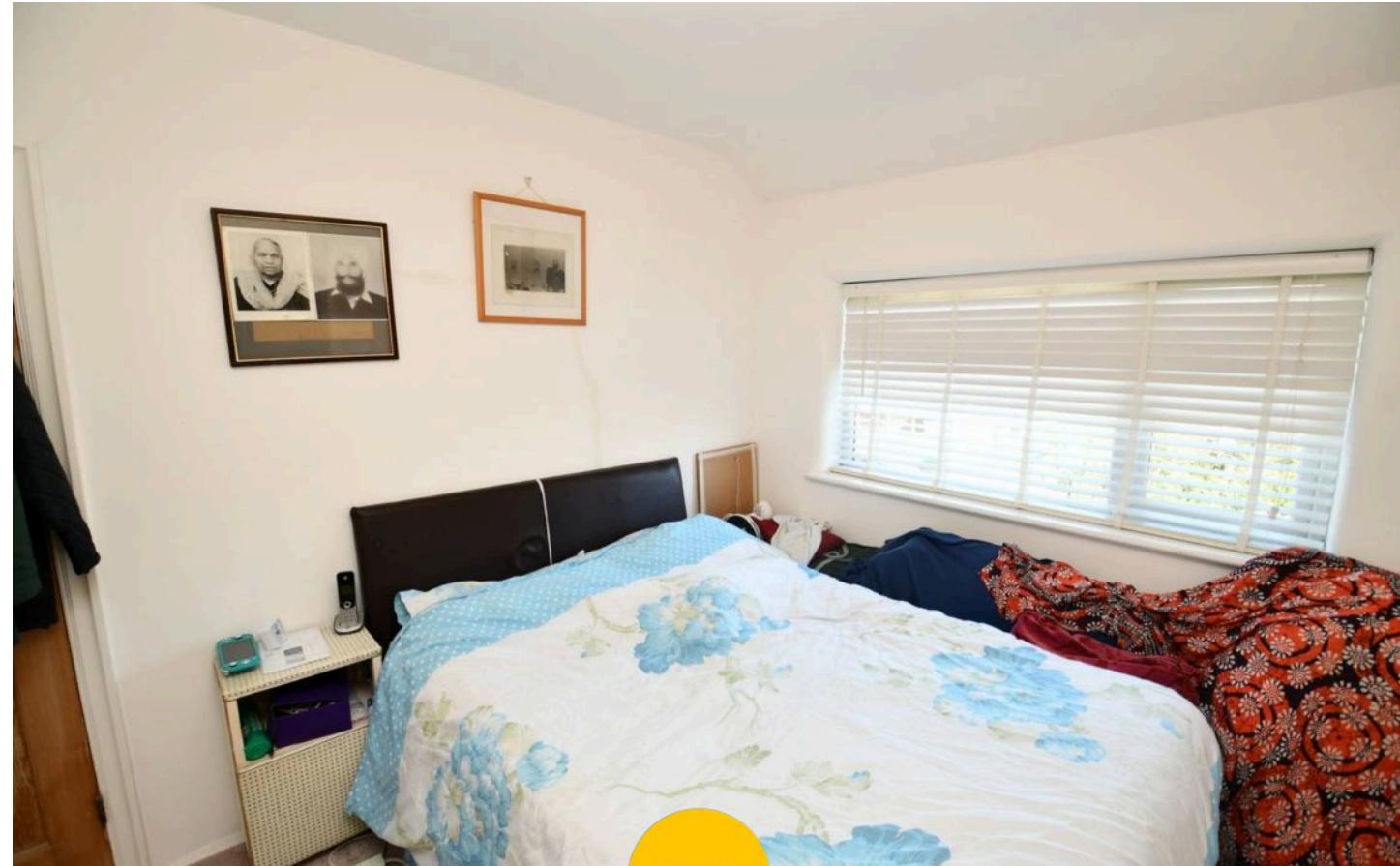
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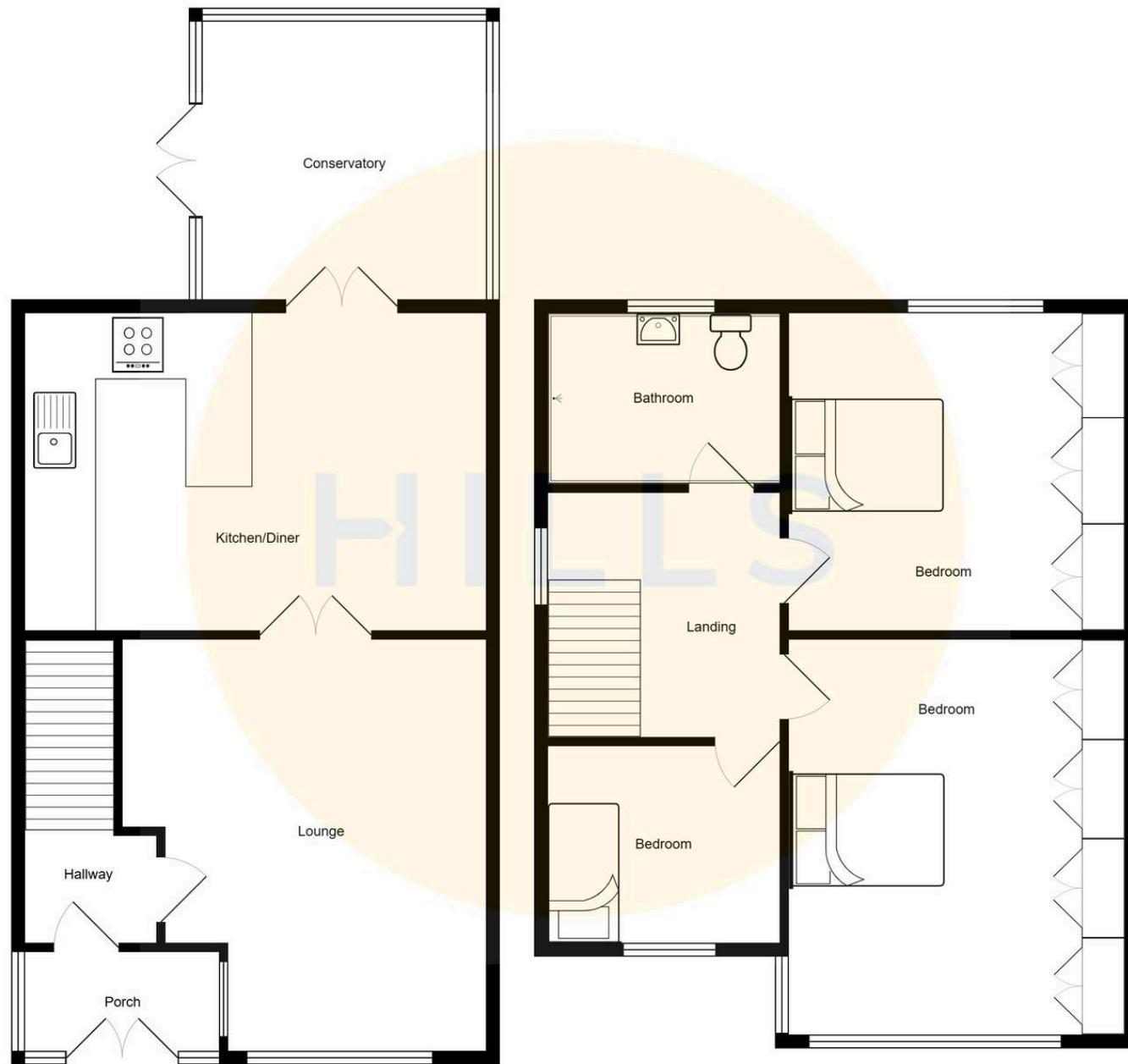
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.