



## 5 Whalley Grove

Westleigh, Leigh, WN7 5PJ

Price £90,000



Sapphire Homes are delighted to bring to market this well maintained 3 bedroom mid terraced property in a popular residential location that is perfect for a first time buyer, buy to let investor, couple or family who want an affordable property but also remaining close to local amenities, schools and transport link including Leigh Town Centre as well as being a short drive to the East Lancashire Road for those requiring commuter links. The accommodation briefly comprises of entrance / hallway, generous lounge and to the rear elevation is a fitted kitchen / diner with door providing access to the rear garden. To the first floor the landing providing access to three good sized double bedrooms and bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazed windows and doors throughout as well as having a neutral décor. Externally to the front elevation is a low maintenance garden with the potential for a driveway to provide off road parking (subject to obtaining the necessary permissions) and to the rear is a low maintenance garden with perimeter fencing and rear gated access which owner utilises to park vehicle and shed offering useful storage. Early viewing is a highly recommended to appreciate this competitively priced property that is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

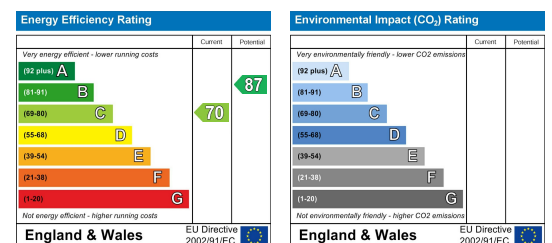
## Area Map



## Floor Plans



## Energy Efficiency Graph



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