



## 22 Landside

, Leigh, WN7 3JT

**Offers Over £280,000**



Sapphire Homes are delighted to offer For Sale this immaculately presented 4 bedroom semi detached family home that is positioned in a much sought-after location that is close to local schools, amenities & transport links including the guided bus route for those requiring commuter links into Manchester as well as the East Lancashire road & motorways network. The accommodation briefly comprises of entrance / hallway, W.C, generous lounge with gas fire and surround, bedroom 4 and to the rear there is a large extension with vaulted ceilings which comprises an open plan luxury fitted kitchen / dining area with granite worksurfaces to compliment, a spacious family living space with duel fuel burner, French doors leading out to the rear garden and a separate laundry / utility room. To the first floor the landing provides access to three well appointed bedrooms and a family bathroom with modern four piece suite in white with separate walk in shower and corner bath. The property has been extensively improved by the current owners and is warmed by Gas Central Heating & also benefits from UPVC double glazing throughout and a modern tasteful décor. Externally there is a driveway to the front and side elevation providing ample off road parking and a well maintained garden with established borders, brick perimeter wall to the front elevation and access to the side elevation. To the rear, the garden enjoys a sunny and private aspect which is perfect for BBQ's and entertaining friends / family during the summer months and comprises a large patio area, established lawn, well stocked borders, perimeter fencing and an elevated patio / BBQ area. There is also a shed providing useful storage. Early internal viewings are highly recommended to appreciate this wonderful family home.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining / Family Room

Utility Room

Downstairs W.C.

Bedroom 4

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

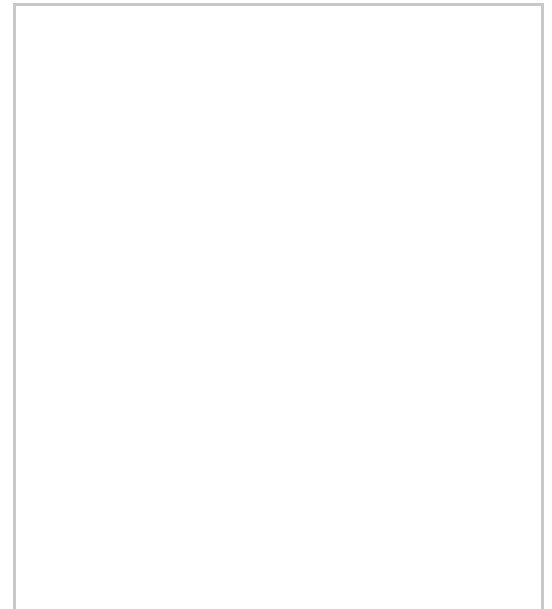
## EXTERNAL

Rear Garden

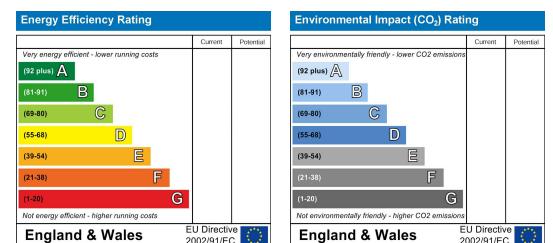
## Area Map



## Floor Plans



## Energy Efficiency Graph



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