



- Semi Detached Property
- Three Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Family Bathroom
- Garden
- Parking
- Sold As A 40% Share

214 Nel Pan Lane
Leigh, WN7 5LA

£94,000

A well presented three bedroom semi detached property, located on this recently constructed development. Being sold as a 40% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and a dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a driveway providing off road parking for two vehicles, with side access leading to the rear garden. No onward chain. Rent, management/service charge and insurance £368.02 PCM. Lease 247 years.

Ground Floor

Entrance Hall 9' 1" x 3' 5" (2.77m x 1.04m)

Radiator, storage cupboard, stairs to first floor.

Downstairs WC 6' 8" x 3' 11" (2.03m x 1.19m)

Low level WC, wash basin, radiator, window to front.

Lounge 16' 0" x 10' 6" (4.87m x 3.20m)

Radiator, French doors to garden.

Dining Kitchen 16' 4" x 8' 9" (4.97m x 2.66m)

Range of base and eye level units incorporating a sink and drainer, electric induction hob with extractor over, oven, space for washing machine and dishwasher, built in fridge freezer, spot lighting, radiator, dining area, spot lighting, window to front.



First Floor

Landing

Storage cupboard, access to loft area.

Bedroom One 13' 9" x 9' 2" (4.19m x 2.79m)

Radiator, built in wardrobes, window to rear.

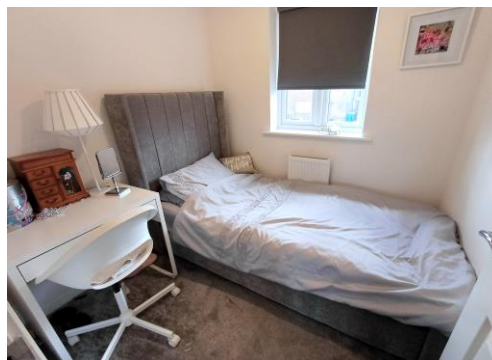


Bedroom Two 10' 5" x 8' 7" (3.17m x 2.61m)

Radiator, window to front.

Bedroom Three 7' 2" x 6' 9" (2.18m x 2.06m)

Radiator, window to front.



Family Bathroom 9' 3" x 6' 6" (2.82m x 1.98m)

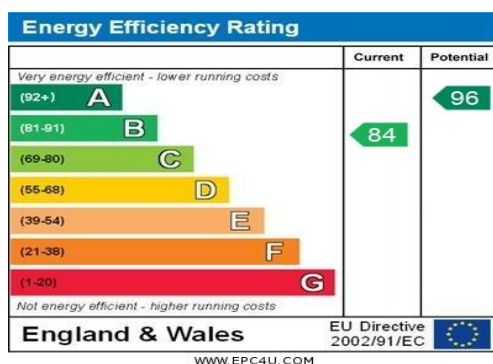
Low level WC, wash basin, panelled bath, separate shower cubicle, towel radiator, part tiled walls, window to rear.



External

Externally there is a driveway providing off road parking for two vehicles, with side access leading to the rear garden.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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