



WALTER STREET
LEIGH
WN7 4TY



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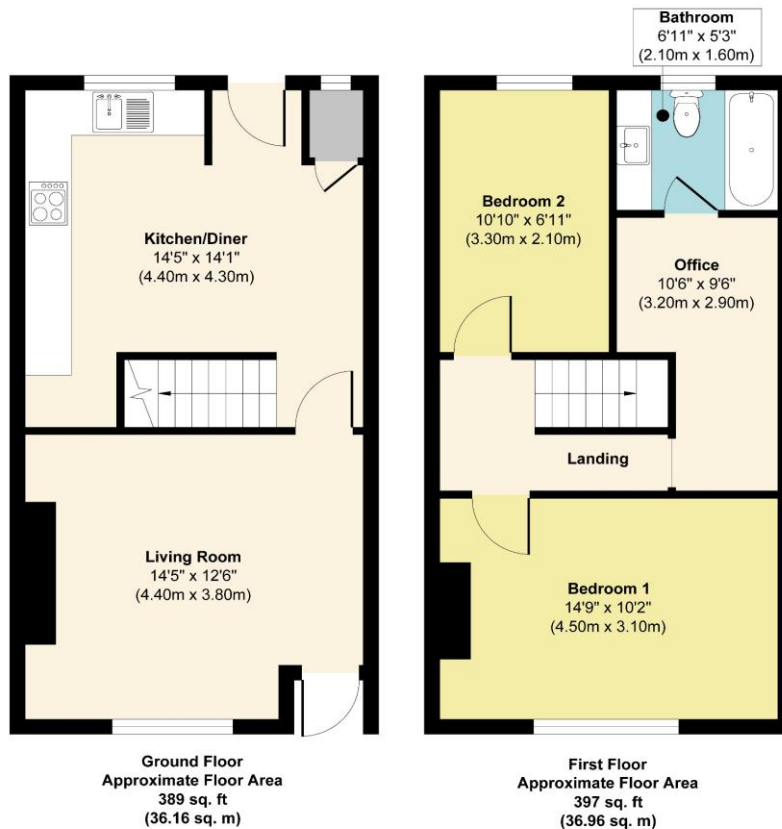
A Spacious Garden Fronted Two Bedroomed Terrace, Offered With No-Chain Involved, Situated In A Small Road Close To Plank Lane Boating Marina And Pennington Flash Nature Reserve. Spar Convenience Store Seconds Away. This Well Placed Home Provides Excellent Access To Local Walks, Amenities, And Transport Links, Making It An Appealing Choice For Both First Time Buyers And Buy To Let Investors.

The Ground Floor Features A Spacious Lounge With A Feature Media Wall, A New Kitchen/Diner, And A Small Utility Room, Creating A Practical And Comfortable Living Space. The Home Has Been Updated To Provide A Fresh, Modern Feel While Retaining Its Traditional Character And Charm.

To The First Floor Are Two Generous Bedrooms, A Useful Study/Dressing Room, And A Family Bathroom. Outside, The Property Benefits From An Enclosed, Easy To Maintain Rear Courtyard Garden, Providing A Private Space To Relax Or Entertain. A Well-Placed And Nicely Presented Home In A Popular Location.







Approx. Gross Internal Floor Area 786 sq. ft / 73.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband: Standard 5mbps download, 0.6 mbps upload, Superfast 80 mbps download, 20 mbps upload, Ultrafast 1800 mbps download, 220 mbps upload.

Mobile Signal/Coverage: EE Good, O2 Good, Three Good, Vodafone Good.

Flood Risk: Very Low

Conservation Area: No

Local Authority:

Wigan Borough Council

Council Tax:

A

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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