



42 Ledgard Avenue

, Leigh, WN7 4BD

Offers Over £230,000



Sapphire Homes are delighted to offer For Sale this immaculately presented three bedroom end mews that has been extended to the rear and is situated on the popular Leigh Sports Village development and is conveniently located to local schools, amenities and transport links including the East Lancashire Road for those needing access to commuter links. In brief the accommodation comprises of a welcoming entrance / hallway, downstairs W.C., generous living area with media and fire feature wall and to the rear elevation there is a modern fitted kitchen / diner with the extension to rear providing an additional living area with French doors leading out to the rear garden. To the first floor the landing provides access to three bedrooms and a family bathroom with modern three piece suite in white with shower over jacuzzi bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. Externally this property boasts a driveway to the side elevation for 2 vehicles and to the rear there is a low maintenance garden with small paved area, artificial awn, perimeter fencing and access to the side elevation. Early internal viewing is highly advised to appreciate in full.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Diner

Orangery

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

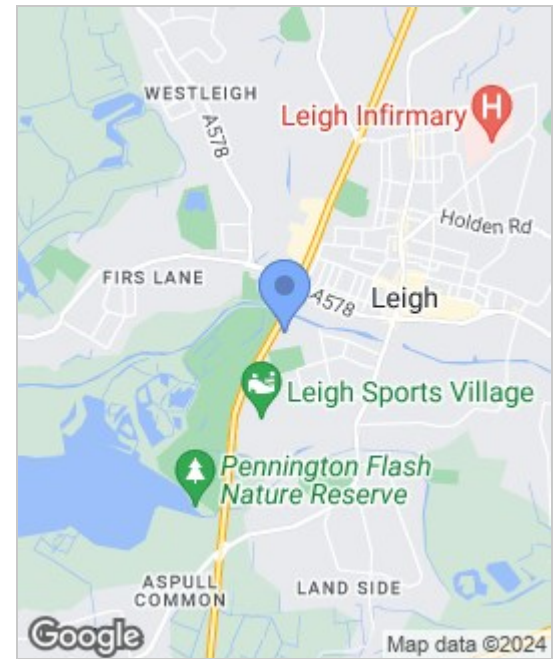
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

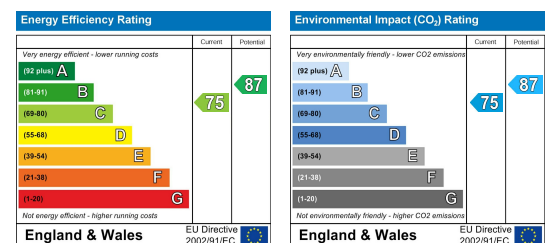
Area Map



Floor Plans



Energy Efficiency Graph



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

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