



12 Speakman Avenue

, Leigh, WN7 2HQ

Asking Price £225,000



Sapphire Homes are delighted to be able to offer to the market this impressive three bedroom semi detached family home that is located in a popular residential location and is also in close proximity to local schools, amenities and transport links including the guided bus route, the East Lancashire Road and the motorway networks making it ideal for those commuting. In brief the accommodation benefits from a welcoming entrance / hallway, lounge, fitted kitchen and to the rear elevation there is a generous conservatory with doors leading out to the rear garden. To the first floor the landing provides access to three good sized bedrooms and a modern family bathroom with three piece suite in white with shower over the bath. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and double glazing throughout. Externally, to the front elevation there is a block paved area and lawn and to the rear the the garden has been landscaped with a patio, lawn, well stocked borders and perimeter fencing. The garden also enjoys a sunny aspect which will appeal to the modern buyer and is perfect for entertaining friends and family in the summer months. Early viewing is highly recommended to appreciate this property in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

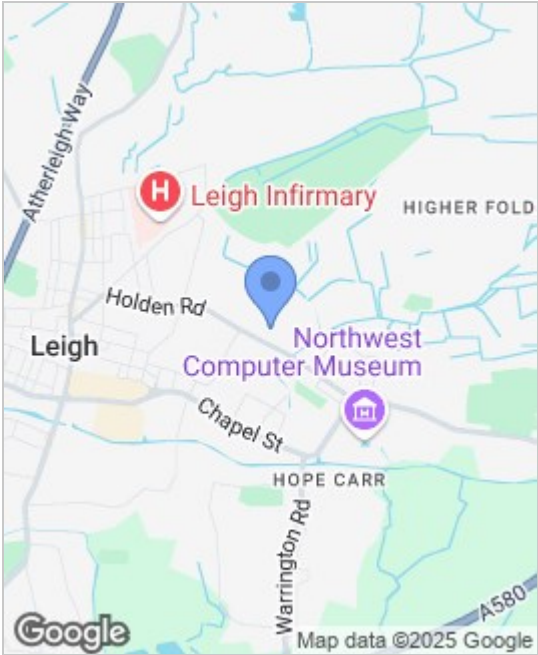
Bedroom 3

Bathroom

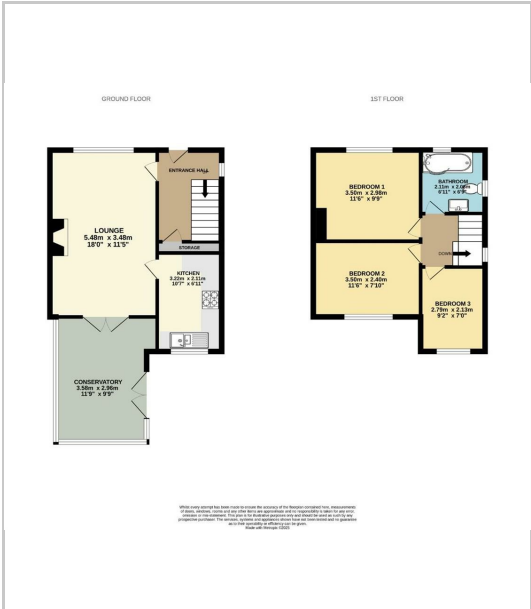
EXTERNAL

Rear Garden

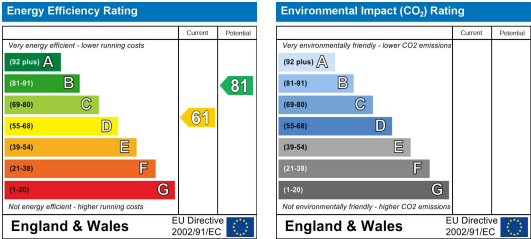
Area Map



Floor Plans



Energy Efficiency Graph



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