



Mallory Drive, Leigh WN7 2HY

£229,950

Situated on the highly sought-after Mallory Drive, just off Holden Road, this three-bedroom semi-detached property enjoys a peaceful cul-de-sac setting while being within walking distance of the V1 bus route for direct travel into Manchester. Offered for sale with no onward chain, this home is an excellent opportunity for first-time buyers, growing families, or investors alike. The accommodation briefly comprises: Porch, entrance hallway, spacious open-plan lounge and dining area, kitchen/diner, three bedrooms, and a family bathroom. Externally, the property benefits from a driveway to the front, while the rear garden offers a combination of patio space and a lawn with attractive bedding borders—ideal for relaxing or entertaining and a garage.

- NO CHAIN
- CLOSE TO TRANSPORT LINKS GUIDED BUS WAY
- TWO RECEPTION ROOMS
- SOUGHT AFTER AREA OFF HOLDEN ROAD
- EXCELLENT SCHOOLS NEARBY
- DRIVEWAY AND GARAGE

Hallway

1.931 Aluminium front door, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge/Dining

19' 6" x 12' 5" (5.953m x 3.782m) Ceiling light point x 2, wall mounted radiator, 2 x UPVC double glazed windows to front and rear, carpeted flooring, gas fire.

Kitchen

8' 9" x 9' 5" (2.657m x 2.868m) Ceiling light point, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, free standing oven space, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, tiled walls.

Dining Room

6' 5" x 7' 5" (1.966m x 2.258m) UPVC double glazed french doors to rear, ceiling light point, carpeted flooring.

Stairs/Landing

Ceiling light point, UPVC double glazed window to side, carpeted flooring.

Bedroom One

11' 2" x 9' 10" (3.405m x 3.004m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobe.

Bedroom Two

8' 8" x 12' 1" (2.644m x 3.693m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

8' 2" x 9' 0" (2.487m x 2.740m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.

Bathroom

5' 5" x 6' 5" (1.647m x 1.945m) Ceiling light point, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over, tiled walls.



Outside

Garage

Power, lighting, up and over door.

Front

Driveway

Rear

patio area, lawn, bedding surrounds, wooden shed, green house.

Tenure

Leasehold

Council Tax Band

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? Unknown

Coal mining issues in the area? No

Broadband how provided? None

If there are restrictions on covenants? Unknown

Is the property of standard construction? Yes

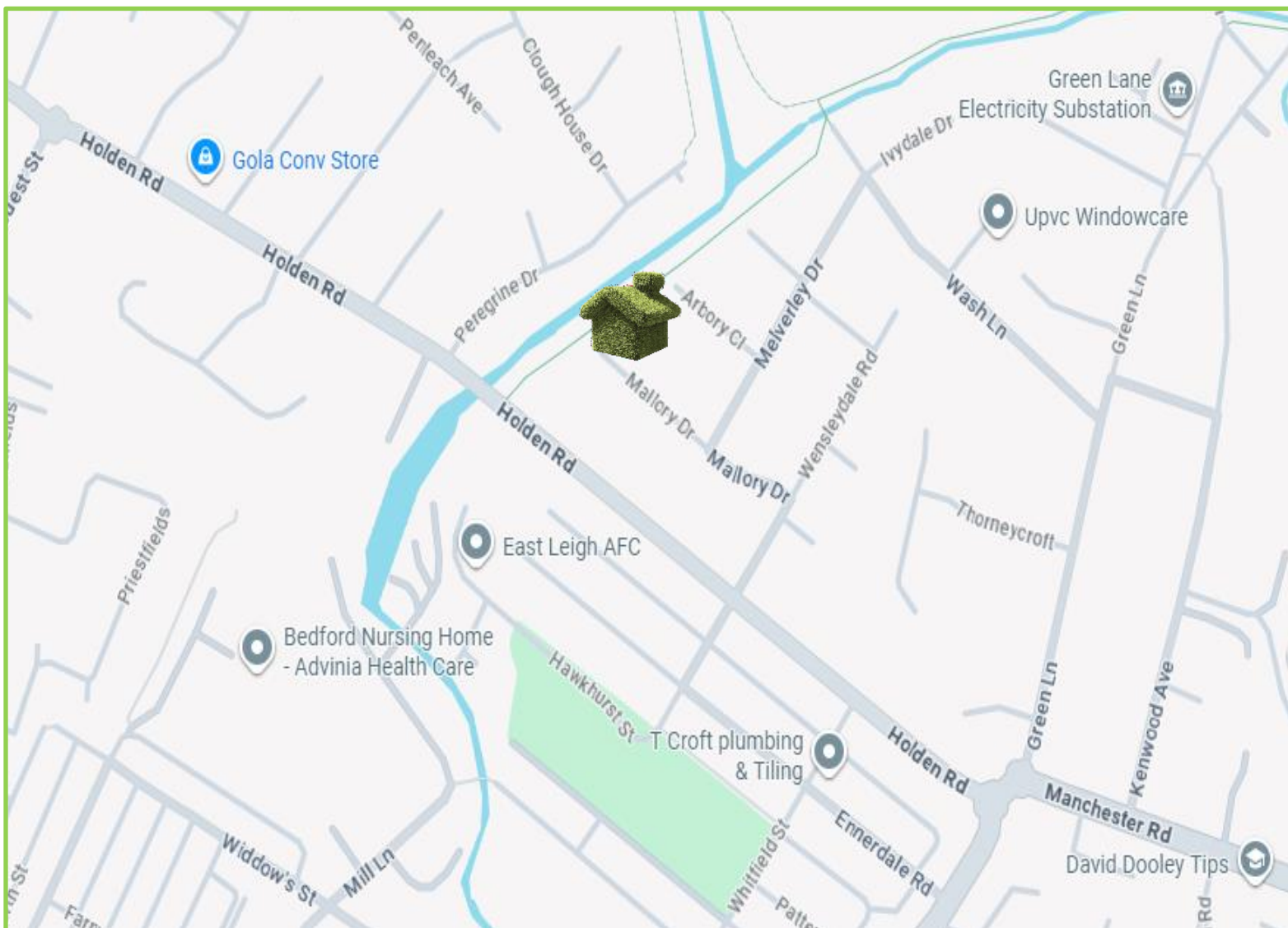
Are there any public rights of way? Unknown

Safety Issues? Unknown









Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

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