



# Higham Estate Agents



## 33 The Avenue

, Leigh, WN7 1ET

**Offers over £170,000**

HIGHAM ESTATE AGENTS are thrilled to present this spacious two-bedroom property with a bay front, located on the sought-after Avenue in Leigh, and is available with no onward chain. This property features two reception rooms, off-road parking, and a private rear yard. Situated just a short distance from Leigh Town Centre, the property offers convenient access to a variety of amenities including Leigh Infirmary and is in close proximity to numerous local shops, restaurants, and supermarkets.

The property features a welcoming entrance hallway and a spacious sitting room at the front, boasting a striking bay window. Moving to the dining room, there is a generous living area and an internal door leading to the modern-style kitchen at the rear. The kitchen is well-equipped with wall and base units, space for appliances, and access to the rear garden. Upstairs, you'll find a large master bedroom, a second double bedroom with a walk-in wardrobe, and a three-piece shower room. Outside, there is a small garden at the front and a low-maintenance yard at the rear.

In addition, the property is connected to all mains services, gas central heating and wooden frame windows.

- Two Bedroom
- Garden Fronted Terrace
- Two Reception Rooms
- No Onward Chain
- Leasehold 999 years from 1876 £3PA
- Council Tax Band A

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



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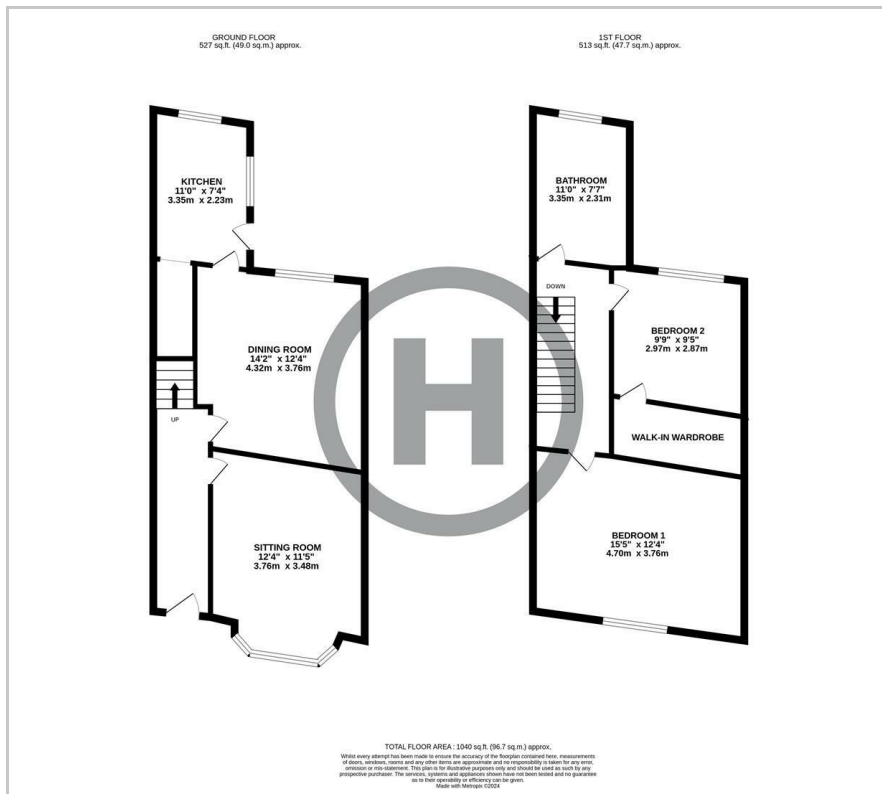
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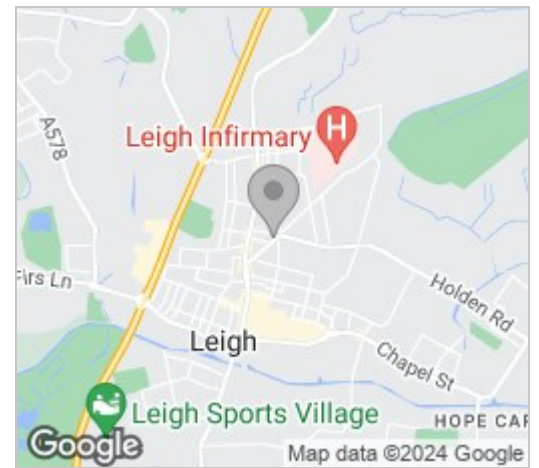
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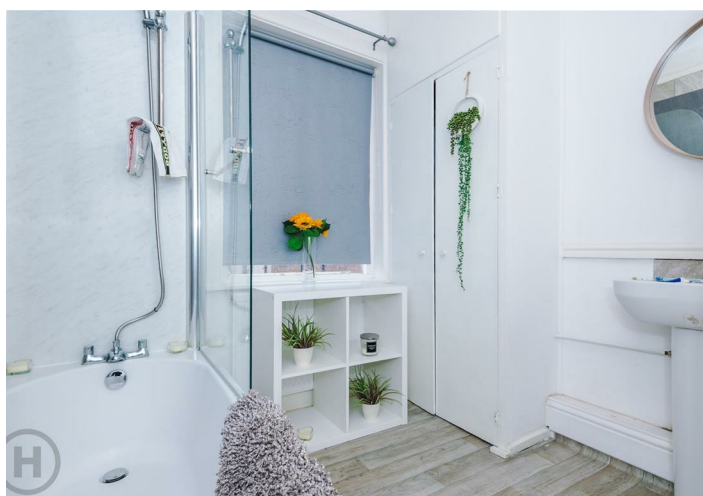
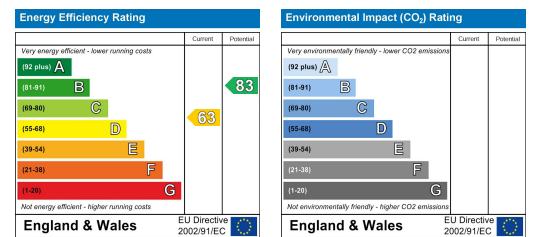
# Floor Plan



# Area Map



# Energy Efficiency Graph



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