



Higham Estate Agents



145 Manchester Road

, Leigh, WN7 2LL

£335,000

HIGHAM ESTATE AGENTS take pride in presenting a generously spacious, three-bedroom semi-detached house in Leigh for sale. This property features three reception rooms, two double bedrooms on the first floor, and a remarkable double loft room with an ensuite shower room, making it an ideal family home. Additionally, its convenient location provides easy access to the town center with all necessary amenities and is within walking distance of family-friendly public houses and eateries.

- Three Double Bedrooms
- Loft Room with Ensuite Shower Room
- Modern Four Piece Family Bathroom
- Three Reception Rooms
- Stunning Rear Garden, Garage & Driveway
- Located on the Corner of Green Lane
- Leasehold 999 years £5 PA
- Council Tax Band D

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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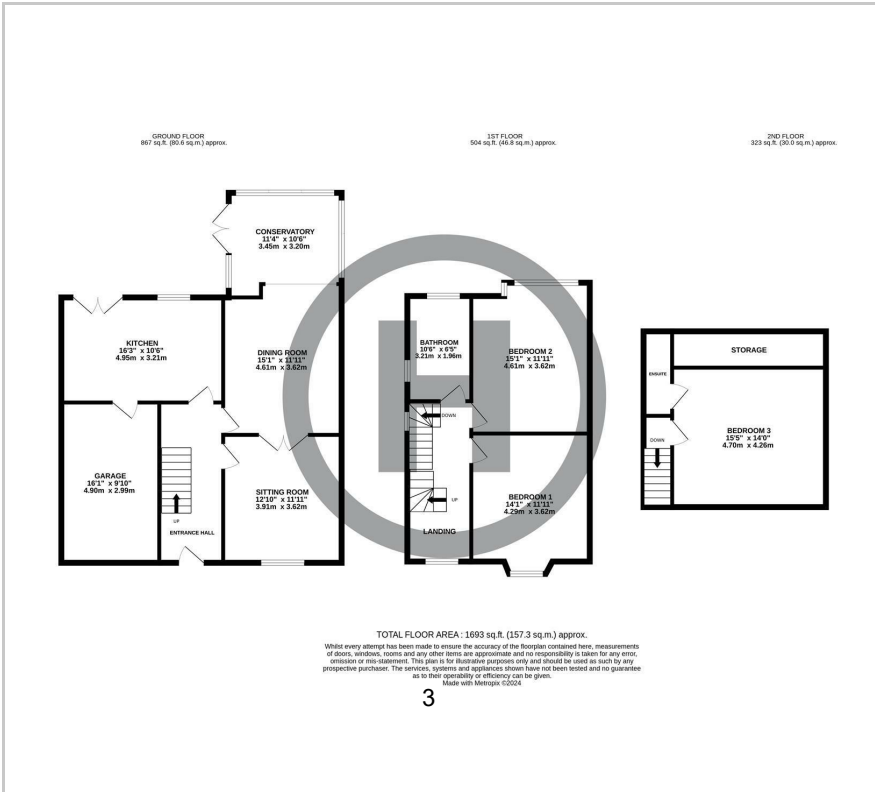


3



D

Floor Plan



| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 73 |
| | | 56 |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| | EU Directive 2002/91/EC | |



Property Description

The property features a welcoming entrance hallway with stairs leading to the upper floor and doors to the accommodation. The front of the house hosts a sitting room with a distinctive half bay window, a fireplace, and internal double doors connecting to the dining room. The dining room, offering ample space for families, connects to a UPVC conservatory through an opening with patio doors leading to the rear garden. The extended kitchen, accessible from the hallway, boasts shaker style wall and base units, integrated appliances like a washing machine and dishwasher, room for additional free-standing appliances, and a convenient breakfast bar with extra storage. A rear-facing window and patio doors opening to the garden create a bright and airy atmosphere. An internal door leads to the garage for storage purposes. The first floor features a spacious bedroom at the front with a full bay window, and another large double bedroom at the rear with a window. A pristine four-piece family bathroom includes a walk-in shower, freestanding bath, W.C. and sink basin, with windows on the rear and side. The landing area is generously sized and includes a space currently used as a home office, but it originally served as an additional bedroom. Additionally, the landing leads to a loft room via a fixed staircase. This impressive space is equipped with built-in storage, including wardrobes and drawers, a skylight window, and an ensuite shower room with another skylight window. Externally, the property features a spacious driveway situated away from the main road, offering ample off-road parking for multiple vehicles. At the back, there is a wonderful area perfect for families, including a lawn, patio, and decked seating areas. Additionally, the property also has extra space on the side.

Additionally, the property is leasehold with a 999-year lease starting from 1936 and requires an annual ground rent payment of £5. Moreover, the property features UPVC double glazing, is heated by gas central heating, and is connected to all mains services.

Additional Information

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 of 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 respect of the property.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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