



Higham Estate Agents



2 Surrey Avenue

, Leigh, WN7 2NN

£250,000

HIGHAM ESTATE AGENTS are pleased to present a spacious two-bedroom semi-detached bungalow for sale, with no onward chain. Situated on the border of Leigh & Astley, this property is nestled in a tranquil residential street with nearby amenities and easy access to the Bridgwater Canal.

The property features an entrance hall that leads to a spacious sitting room with a bay window and access to an internal hallway. The hallway connects to a double-sized bedroom with a side window and storage space, a modern three-piece shower room, and a dining room. The dining room accommodates the staircase to the upper level, sliding doors to the conservatory, and an archway leading to the kitchen. The kitchen is equipped with a variety of wall and base units for storage, space for freestanding appliances, and a rear-facing window. Moving to the first floor, a generous master bedroom awaits, complete with a skylight window and eaves storage. Externally, the property is greeted by a front lawn and a driveway, with double metal gates that open to additional parking spaces and a garden workshop. The expansive rear garden is divided into sections with patio and lawn areas.

Kindly note that certain details about the property are currently unknown to the owners due to the nature of the sale. We recommend scheduling a comprehensive internal inspection through our team.

- Semi Detached Bungalow
- No Onward Chain
- Three Reception Rooms
- One Bedroom to Ground Floor
- One Bedroom to Upper Floor
- Driveway, Spacious Garden & Workshop
- Freehold
- Wigan Council Tax Band

Viewing

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



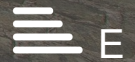
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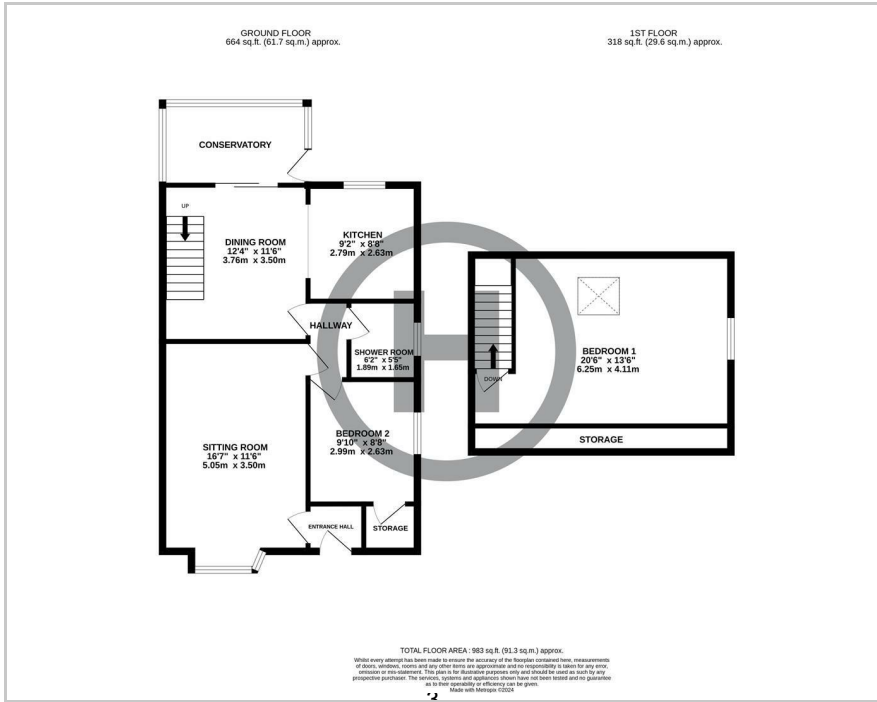


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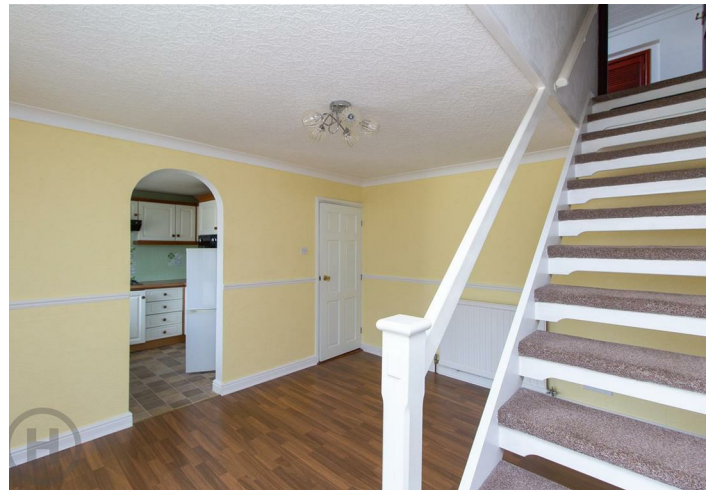
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Floor Plan



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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



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.