

## 117 Selwyn Street, Leigh

£110,000 Non-Traditional Tenure

Great Investment Opportunity • Ideal First Time Buyer Home • No Chain • Cul-De-Sac Location • Loft Room • Large Kitchen/Diner • Garden Fronted • Private Rear Yard • Close to All Local Amenities • Tastefully Decorated Throughout





Attractively presented 2-bed mid-terraced house with loft room, large kitchen/diner, garden frontage, private rear yard, and brick storage. Modern decor, convenient location makes this a turnkey haven.

Council Tax band: A

Tenure: Non-Traditional Tenure



### **Lounge**

13' 3" x 13' 9" (4.04m x 4.19m)

A large family room with upvc window to front, central ceiling light, multiple power points, wood effect laminate flooring and wall mounted radiator.

### **Kitchen/Dining Room**

13' 2" x 13' 8" (4.01m x 4.17m)

A large family kitchen diner with a range of fitted base and wall units, tiled splash backs, large work tops, integrated appliances, large upvc window, composite rear door, storage under stairs, central ceiling light, internal staircase and wall mounted radiator.



### **Landing Area**

12' 3" x 5' 2" (3.73m x 1.57m)

A bright landing area with built in storage, fully carpeted, multiple power points and stair case up to loft room and down to ground floor.

### **Bedroom One**

10' 9" x 14' 1" (3.28m x 4.29m)

A large double room with upvc window to front, fully carpeted, multiple power points, central ceiling light, built in storage and wall mounted radiators.











### **Bedroom Two**

6' 7" x 10' 3" (2.01m x 3.12m)

A large single room with upvc window, wood effect laminate flooring, multiple power points, central ceiling light and wall mounted radiator.

### **Bathroom**

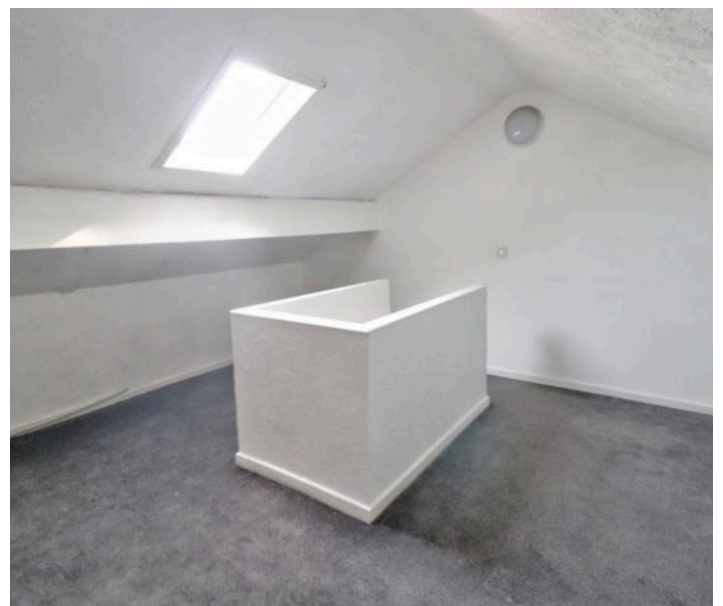
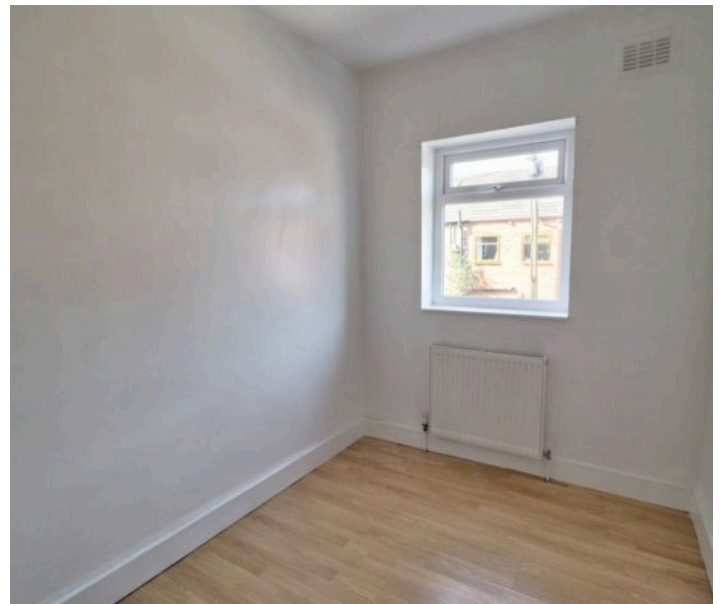
6' 6" x 10' 2" (1.98m x 3.10m)

A generous family bathroom with tiled walls, vinyl flooring, heated towel rail, ceiling spot lighting, frosted upvc window, bath tub with shower above, glass shower screen, low level w.c and wash basin with vanity unit under.

### **Loft Room**

13' 4" x 16' 8" (4.06m x 5.08m)

A generous loft room with Velux window, fully carpeted, multiple power points, built in storage and wall mounted lighting.





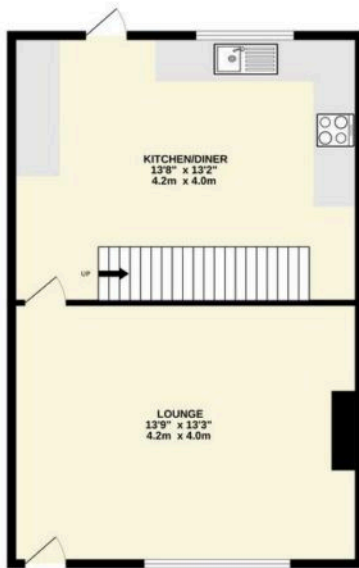
## YARD

13' 2" x 13' 4" (4.01m x 4.06m)

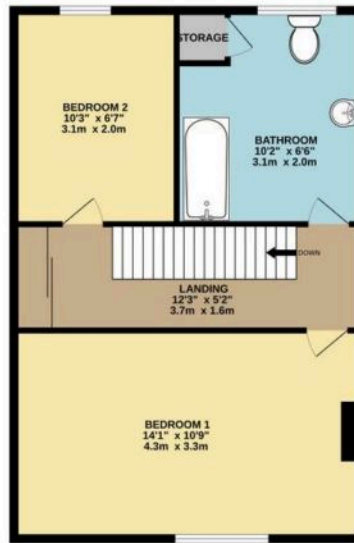
A private enclosed rear yard with gated access for bin removal, wood fenced border, brick built storage for bike/motorbiked if required, flagged patio ideal for al fresco dining.



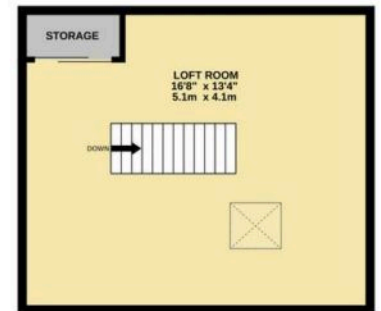
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.