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ashleigh
stone



Queens Avenue, SS9 1QT
2 Bedrooms
First Floor Flat
Guide Price £225,000-£250,000

To arrange a viewing
call 01702 480 666

ashleighstone.co.uk

FOR SALE

Queens Avenue, SS9 1QT

Guide Price £225,000-£250,000

Cash Buyers Only. Ashleigh Stone are delighted to market this fantastic two bedroom first floor, purpose built flat in central Leigh perfectly positioned for access to an array of local shops, restaurants and transport links. The flat comprises two bedrooms, lounge diner, kitchen and three piece bathroom suite. The property is also offers with off street parking, communal garden and no onward chain! The flat would be the perfect purchase for a first time buyer or buy to let investor. Viewings are being arranged!

Entrance Hall

Accessed via hardwood entrance door, security entry phone, wall mounted heater, cupboard housing water cylinder and doors off.

Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)

Smooth ceiling, part tiled to walls, bath with shower and screen over, pedestal wash hand basin and low level WC.

Bedroom One 12' 9" x 8' 8" (3.88m x 2.64m)

Double glazed window to rear, textured ceiling and wall mounted heater.

Bedroom Two 9' 1" x 8' 7" (2.77m x 2.61m)

Double glazed window to rear, textured ceiling and wall mounted heater.

Kitchen 11' 4" x 5' 5" (3.45m x 1.65m)

Wall and base level units with rolled edge work surfaces over, 1 1/4 bowl single drainer sink unit, tiled splash backs, space for appliances and door to.

Lounge/Diner 17' 9" x 13' 2" (5.41m x 4.01m)

Double glazed window to rear, textured ceiling and two wall mounted heaters.

Rear Garden

Laid to lawn communal and south facing garden.

Communal Parking

First come, first serve with plenty of parking.

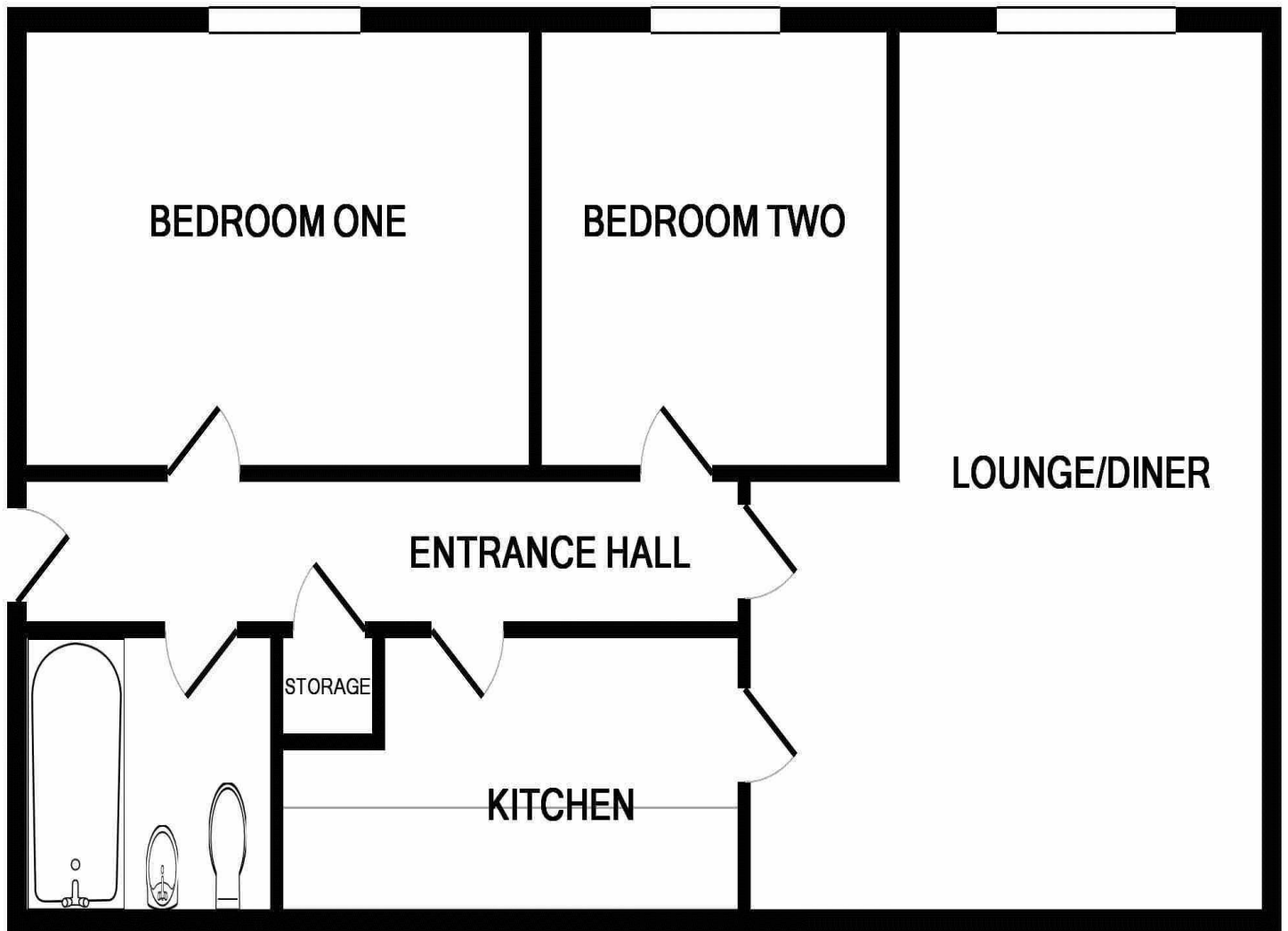
Lease Information

Approx 113 years remaining on lease, last service charge approx £1,000 pa. Ground Rent £400 pa (incremental increasing).

To arrange a viewing of this super property call 01702 480 666
or send us an email to property@ashleighstone.co.uk



2 BEDROOMS / FIRST FLOOR FLAT / NO ONWARD CHAIN / COMMUNAL GARDEN & PARKING



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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