



Tinsley Green Way, Leigh



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£240,000

- THREE BEDROOM SEMI DETACHED
- THREE MODERN BATHROOMS
- FREEHOLD
- NEAR PARKS AND LOCAL SCHOOL
- DRIVEWAY PARKING
- COUNCIL TAX BAND C
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- IDEAL FOR FAMILIES



Presenting an immaculate semi-detached home for sale, ideally situated just a stone's throw from Pennington Flash, St Peter's Primary School, and a wealth of handy local amenities. This beautifully presented property is perfect for families and first-time buyers seeking a modern, comfortable lifestyle in a highly desirable location.

Upon entering, you are welcomed into a bright and spacious interior featuring a well-appointed reception area. The home boasts three generously sized bedrooms a downstairs w/c, master bedroom ensuite, family bathroom, providing ample space and convenience for all the family's needs. The stylish kitchen is filled with natural light and benefits from a dedicated dining space, making it ideal for both everyday meals and entertaining guests.

Rated 'B' for energy efficiency, this home ensures comfortable living with lower running costs. The property falls within Council Tax Band C, striking a balance between exceptional features and manageable outgoings.





To the rear, discover a spacious, low-maintenance garden—perfect for relaxing in the sunshine or hosting summer gatherings. Adding to its appeal is a versatile garden office, offering the flexibility to work from home or create a personal retreat.

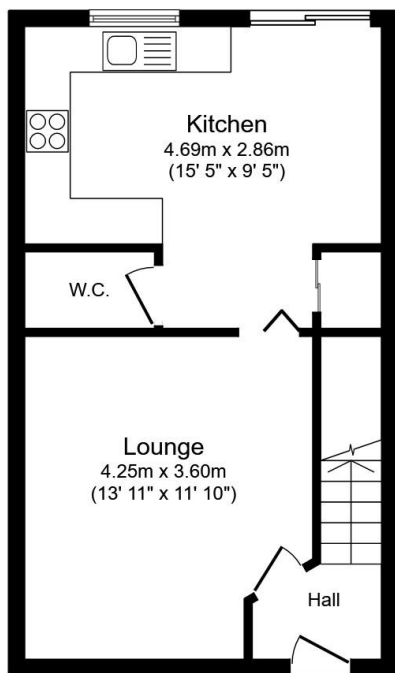
With the added advantage of private parking and surrounded by green spaces, parks, scenic walking and cycling routes, this home truly combines practicality with lifestyle. This is an outstanding opportunity to acquire a move-in ready property in a vibrant, family-friendly community. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



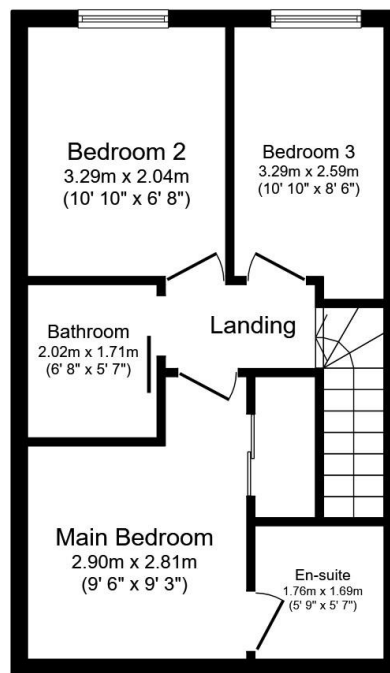








Ground Floor
Floor area 39.0 sq.m. (420 sq.ft.)



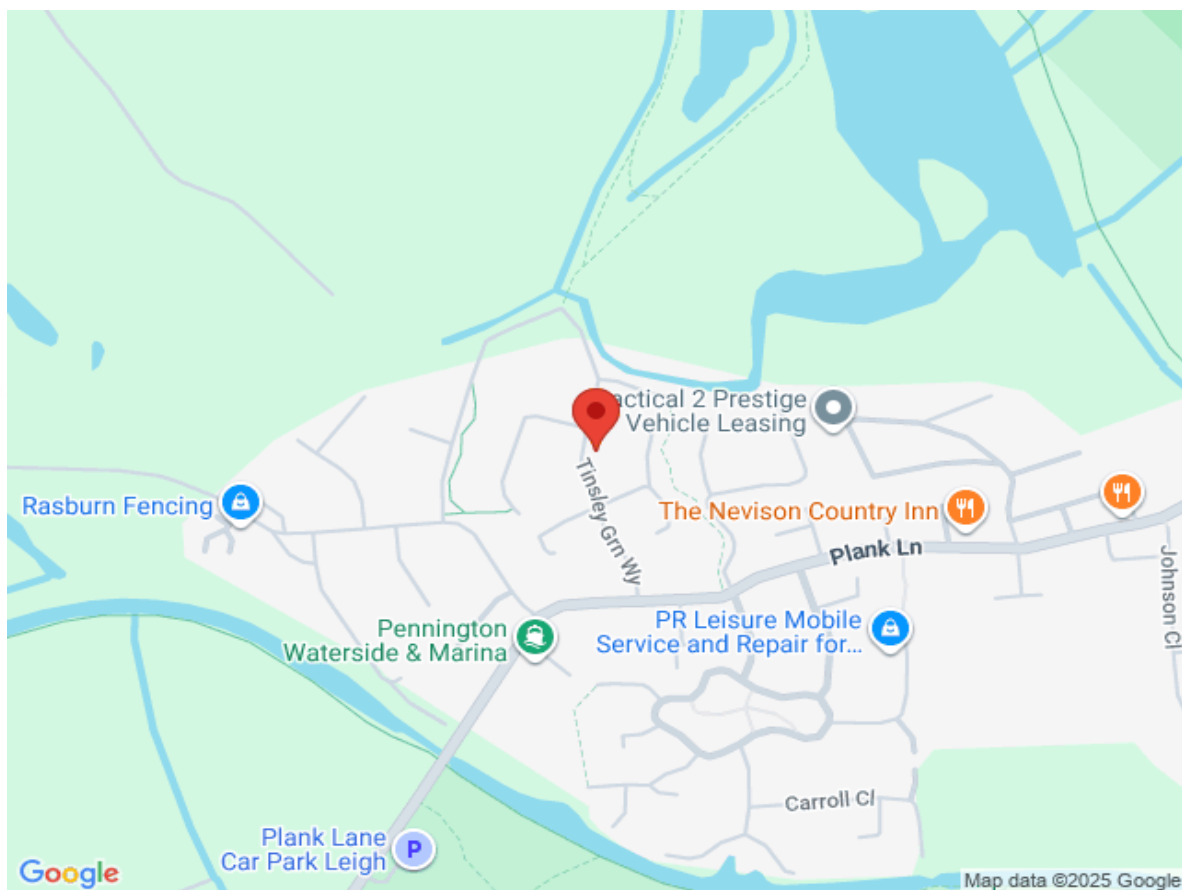
First Floor
Floor area 39.0 sq.m. (420 sq.ft.)

Total floor area: 78.1 sq.m. (841 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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