



HUNTERS®
HERE TO GET *you* THERE

2 Hillcrest Ave, Leigh, WN7 5HH

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Price £235,000

FREEHOLD AND NO ONWARD CHAIN - HUNTERS LEIGH are delighted to offer this immaculately presented FOUR bedroom semi detached property for sale. Close to local schools and transport routes, this property briefly comprises of: Entrance hallway, lounge, separate dining room, kitchen, utility and downstairs cloakroom. To the first floor are four bedrooms, main bedroom with larger than average en suite and a family shower room. Externally the property has a front and back garden with a driveway and a integral garage.

TENURE - FREEHOLD

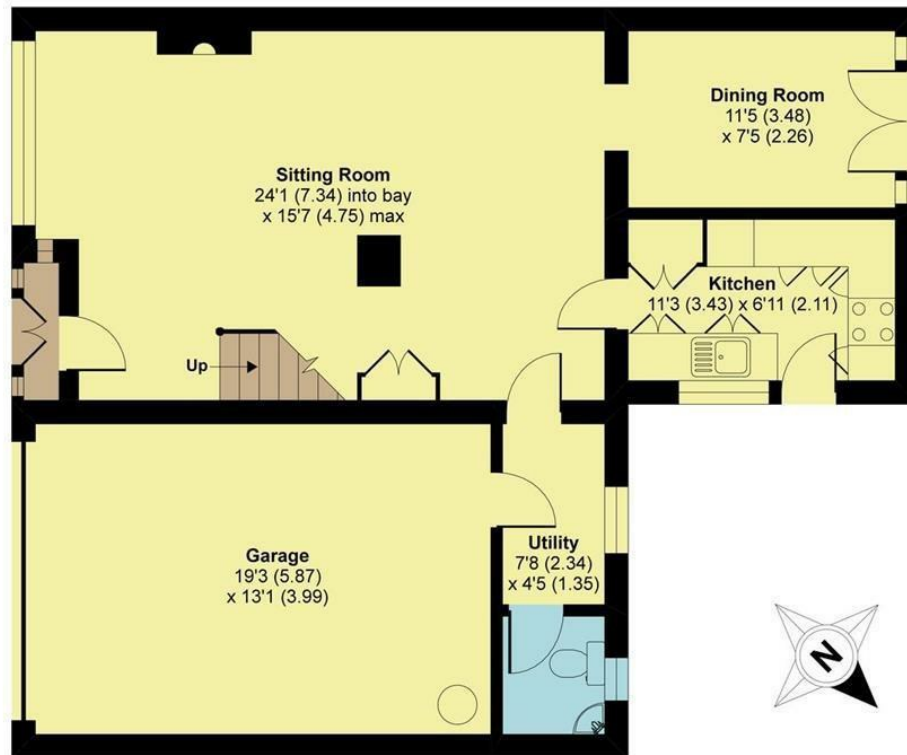
COUNCIL TAX BAND - A

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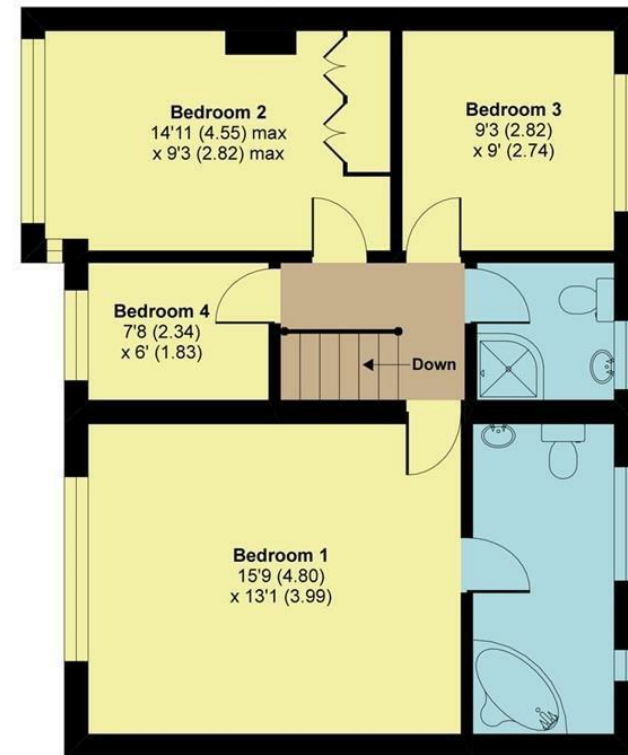
Hillcrest Avenue, Leigh, WN7

Approximate Area = 1571 sq ft / 146 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 82.6 SQ M
(889 SQ FT)

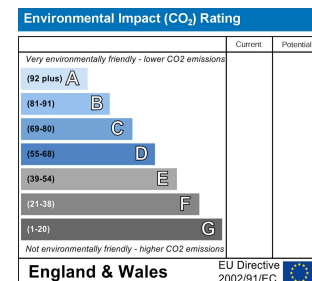
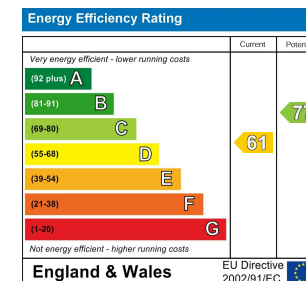


FIRST FLOOR
APPROX FLOOR
AREA 63.4 SQ M
(682 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 694210



Entrance Porch

Living Room
24'0" x 15'7"

Dining Room
11'5" x 7'4"

Kitchen
11'3" x 6'11"

Utility Room

Downstairs WC

Landing

Bedroom One
15'8" x 13'1"

Ensuite bathrom

Bedroom Two
14'11" x 9'3"

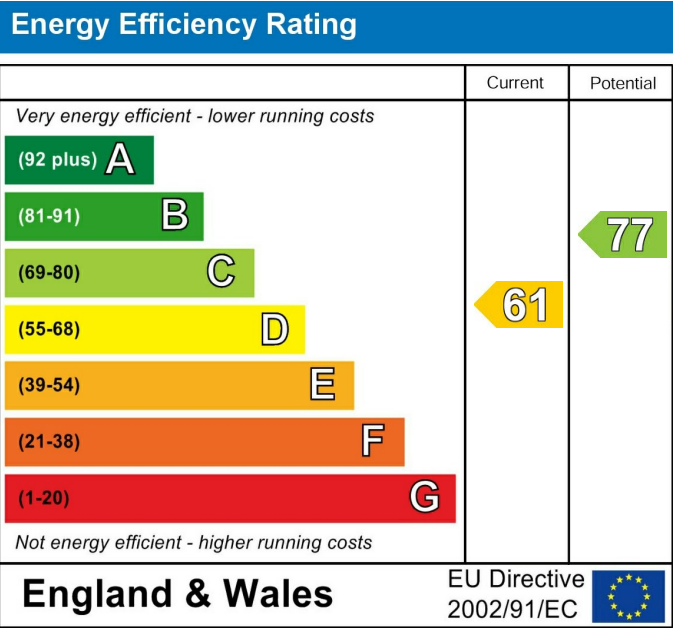
Bedroom Three
9'3" x 8'11"

Bedroom Four
7'8" x 5'11"

Bathroom

Garden

Garage



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



