



## Prestwich Avenue, Leigh Offers Over £230,000

Council Tax:

Tenure: Freehold



I am pleased to present this immaculate, semi-detached house for sale. This property blends traditional charm with modern elegance and is conveniently located in a sought-after location, with excellent access to public transport, local amenities, nearby schools, parks, walking and cycling routes.

The property boasts three well-proportioned bedrooms. Two of the bedrooms are spacious doubles, offering plenty of room for all your furnishings. The third bedroom is a comfortable single room, perfect for a child or as a home office.

The bathroom is a modern haven with a luxurious rain shower, ensuring you can start each day refreshed and energised. The separate reception room is a warm and inviting space featuring a charming fireplace, wood floors, and views of the garden. The room also provides access to the

- Sought-after location
- Excellent transport access
- Slide and tilting sash windows
- Electric car charger
- Water meter just fitted
- 5 minutes walk to the V1
- Nearby schools and parks
- No Chain
- West facing garden

