



## Warrington Road, Leigh Offers Over £130,000

Council Tax:

Tenure: Leasehold



Presented for sale is this well-maintained two-bedroom terraced house, ideally positioned in a sought-after location. The property boasts a good overall condition, offering comfortable and practical accommodation that will appeal to first-time buyers, investors, and families alike.

Upon entering, you are welcomed into a spacious reception room that flows conveniently through to the modern kitchen, featuring ample natural light to create an inviting and bright environment for preparing meals or entertaining. The property further benefits from a well-appointed bathroom.

This home is perfectly situated, with excellent public transport links, reputable nearby schools, and a range of local amenities within easy reach, ensuring all your daily needs are catered for. Whether you are looking to take your first step onto the property ladder, seeking a sound investment opportunity, or searching for a family home within a thriving community, this property offers both comfort and convenience in equal measure. Early viewing is recommended.

- parking to the rear
- Well-appointed bathroom
- Great investment opportunity
- Utility room
- Close to reputable schools

