



JONES POTTS TAYLOR



## 17 Priestfields

, Leigh, WN7 2RG

Price £335,000

JonesPottsTaylor are delighted to present FOR SALE this spacious, three bedroom detached property. Situated in a sought after residential location in Leigh, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance hallway, downstairs W.C, an open plan living / dining room, conservatory with French doors leading to the rear garden and kitchen with access to an integral garage. To the first floor are two double bedrooms, master benefiting from ensuite and fitted wardrobes, a single bedroom and a further three piece family bathroom. Outside to the front is an open garden with two driveways, whilst to the rear is a large enclosed, low maintenance garden.

Viewings are highly recommended to appreciate the prime location and both the living / outside space.

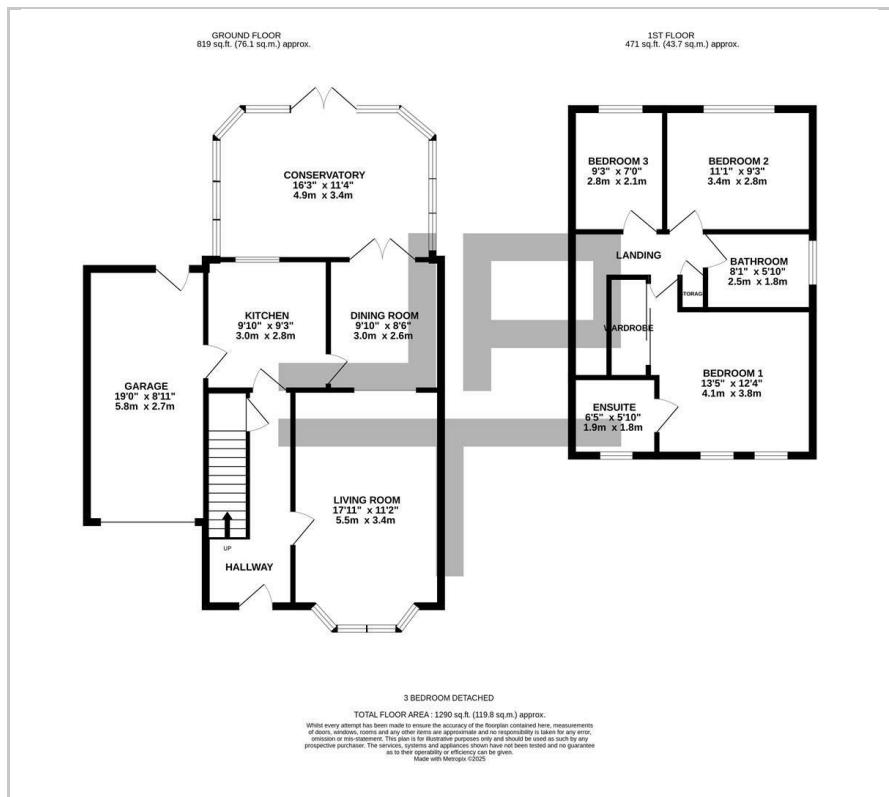
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Extended Detached Corner Plot
- Sought After Cul De Sac Location
- Substantial Living Space
- Development Potential
- Garage and Two Driveways
- Gas Central Heating & UPVC Double Glazing



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	83
(81-91)		B	69
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.