



The Avenue, Leigh, WN7 1EY

£235,000

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Spacious Period End-Terrace in Leigh – Investment Opportunity

This substantial period end-terraced property, offering over 2,100 sq. ft. of versatile living space, presents a fantastic opportunity for investors or those looking for a generously sized home with character.

The accommodation is set across multiple levels and includes:

Two double bedrooms to the first floor and a further two double bedrooms to the top floor

A large, modern family bathroom with high-quality fittings

A bay-fronted sitting room to the front of the property

A spacious open-plan kitchen/diner, perfect for modern family living

Separate utility room and convenient downstairs W/C

Cellar rooms with shower room, providing excellent storage or conversion potential

Externally, the property benefits from an enclosed rear yard with a large workshop, ideal for hobbies, storage, or further development.

Situated in a sought-after location in Leigh, the home is within easy reach of local amenities, excellent transport links, and Leigh Infirmary.

This property is being offered for sale via the Modern Method of Auction, providing buyers with a secure and transparent purchasing process.

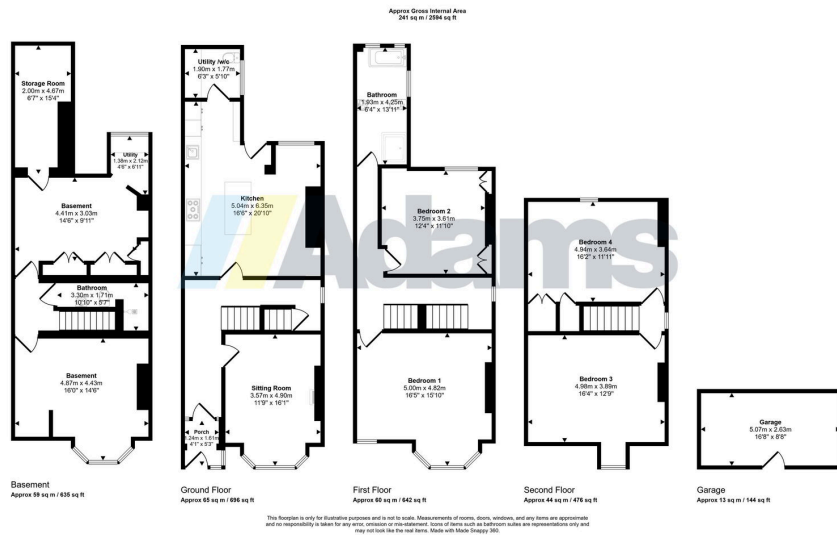
Auction Information

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties)





- Period end-terraced property
- Over 2,100 sq. ft. of accommodation
- Great location close to amenities & Leigh Infirmary
- Spacious open-plan kitchen/diner
- Four double bedrooms
- Large, modern family bathroom
- Cellar rooms with shower room
- Enclosed rear yard with large workshop
- Utility room & downstairs W/C
- For sale through modern auction

