



Westleigh Lane, Westleigh,  
Leigh



**OIRO £160,000**

- NO CHAIN
- SEMI-DETACHED THREE BEDROOM
- SPACIOUS KITCHEN
- CLOSE TO LEIGH TOWN CENTRE AMENITIES
- CONSERVATORY
- BATHROOM WITH BOTH BATH AND SHOWER
- LEASEHOLD
- EPC RATING C



This neutrally decorated three-bedroom semi-detached home is offered for sale with no onward chain and is located in a sought-after area of Leigh, well positioned for local amenities, schools, and transport links.

The property features a bright kitchen with good natural light and space for dining, creating a practical area for everyday meals. There are three well-proportioned double bedrooms, offering flexible accommodation suited to families, first-time buyers, or investors. The bathroom is fitted with both a bath and a separate shower. The home benefits from an EPC rating of C.

Situated in Leigh, the property is conveniently located for the town centre, where a range of supermarkets, shops, and cafes can be found, including those around Spinning Gate Shopping Centre and the high street. A selection of primary and secondary schools are within walking distance or a short drive, making the location ideal for families.

Outdoor enthusiasts will appreciate the nearby green spaces and walking routes, including Pennington Flash Country Park, known for its nature reserve, walking trails, and sailing club, along with additional parks and canal-side walks in the surrounding area.

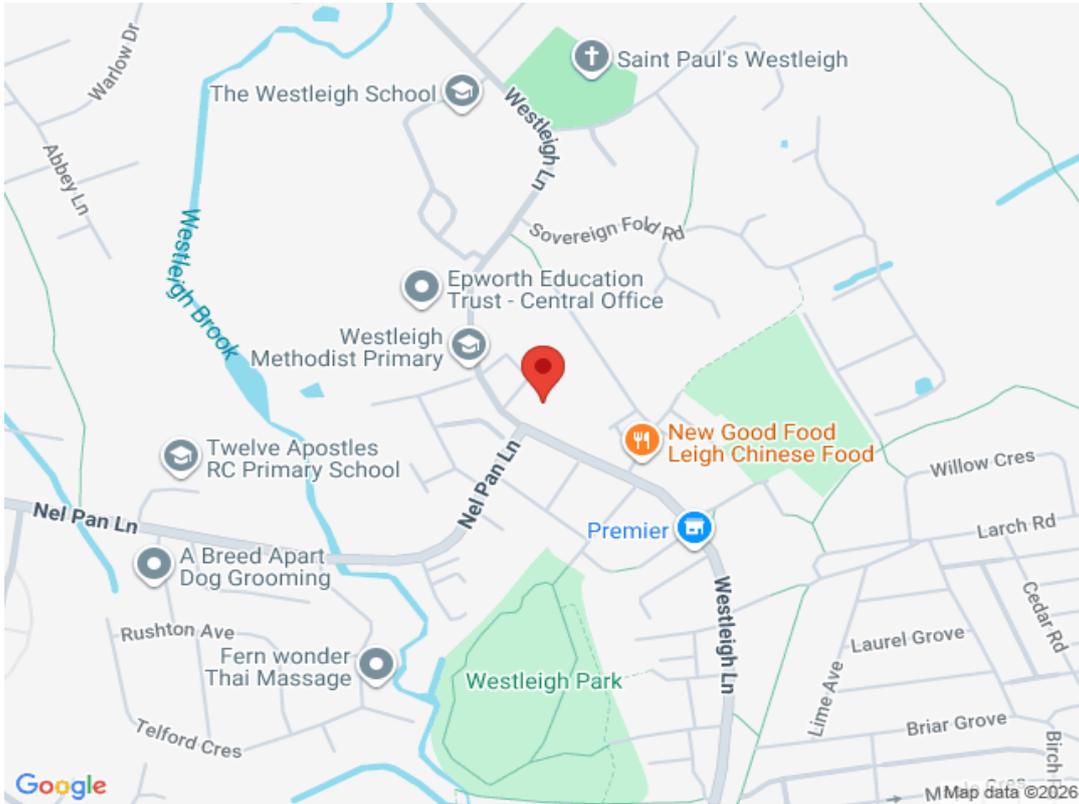


Public transport is easily accessible, with regular bus services providing connections to Wigan, Bolton, and Manchester. Train services are available from Atherton or Hag Fold stations, approximately a 15-20 minute drive away, offering routes into Manchester Victoria in around 30 minutes. Road links are excellent, with access to the A580 East Lancashire Road and the wider motorway network for commuting.

The property benefits from a generously sized front garden and private driveway, providing an attractive approach and convenient off-street parking. To the rear, there is a fully enclosed yard, offering a secure and low-maintenance outdoor space ideal for relaxing, entertaining, or practical everyday use. Further enhancing its appeal, the property optimises parking provision with additional spaces located to the rear of the house, ensuring excellent flexibility for residents and visitors alike.

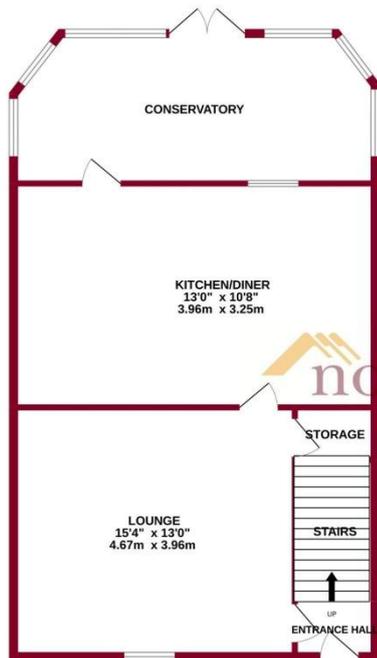
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GROUND FLOOR

1ST FLOOR



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