



Chestnut Drive, Leigh  
Leigh



£550,000



# 46 Chestnut Drive

Leigh, Leigh

Beautifully Presented Six Bedroom Detached Property Located in the Prestigious Pennington Area, Offering an Abundance of Space, High Quality Finishes and a Convenient Location!

Council Tax band: E

Tenure: Freehold

- Beautifully Presented Six Bedroom Detached Property
- Located in the Prestigious Pennington Area, Within Walking Distance of the Breathtaking Pennington Flash Nature Reserve
- Six Well-Proportioned Bedrooms, with Three on the Ground Floor
- Main Bedroom Boasting an Ensuite and a Balcony, with Views Over the Cricket Club to the Rear
- Stylish, Open Plan Kitchen Diner Complete with an Island, Contemporary Fitted Units and Feature Floor-to-Ceiling Windows
- Benefits from a Driveway for Off-Road Parking and a Garage for Storage
- Well-Presented Garden to the Rear Complete with Laid-to-Lawn Grass, Mature Plants and a Paved Seating Area
- Modern Three-Piece Family Bathroom and a Downstairs Wet Room
- Within Easy Access of a Wide Range of Amenities at Parsonage Retail Park and Leigh Town Centre, Including Pubs, Bars, Shops and Restaurants
- Viewing is a MUST to Appreciate what this Lovely Home has to Offer!



HILLS





## Hallway

### Bedroom Six

9' 1" x 9' 0" (2.76m x 2.75m)

### Bedroom Five

11' 9" x 10' 0" (3.59m x 3.04m)

### Bedroom Three

20' 1" x 9' 0" (6.13m x 2.74m)

### Lounge

16' 0" x 16' 0" (4.87m x 4.87m)

### Kitchen

13' 7" x 10' 5" (4.13m x 3.17m)

### Dining Room

14' 9" x 13' 1" (4.49m x 3.98m)

### Landing

### Garage

11' 11" x 9' 2" (3.62m x 2.79m)

### Bedroom One

16' 1" x 13' 9" (4.90m x 4.18m)

### Ensuite

7' 10" x 4' 0" (2.40m x 1.21m)

### Bedroom Two

20' 2" x 9' 6" (6.14m x 2.89m)

### Bedroom Four

11' 1" x 10' 5" (3.38m x 3.18m)

### Family Bathroom

8' 8" x 7' 3" (2.64m x 2.21m)



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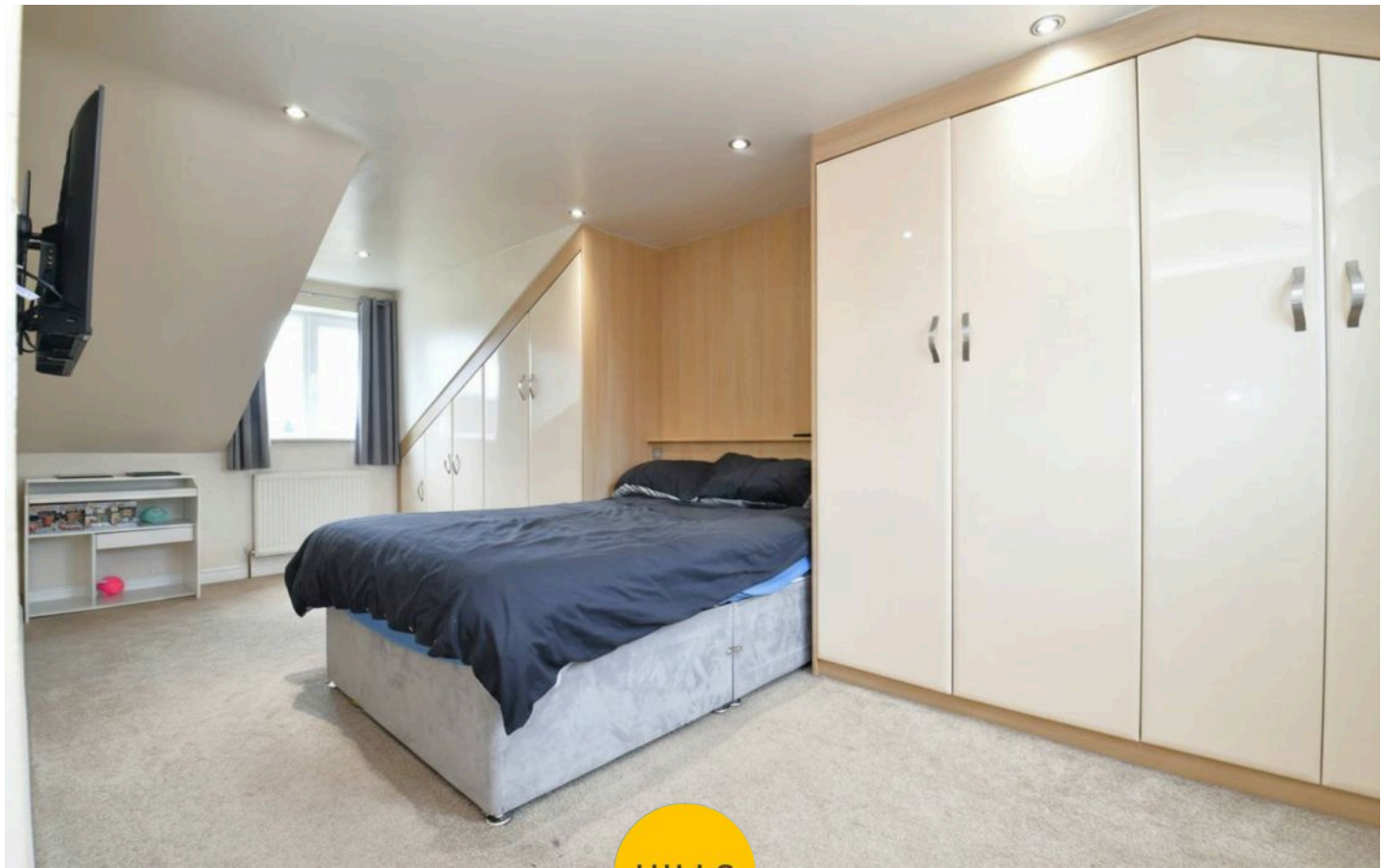
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### Bedroom Four

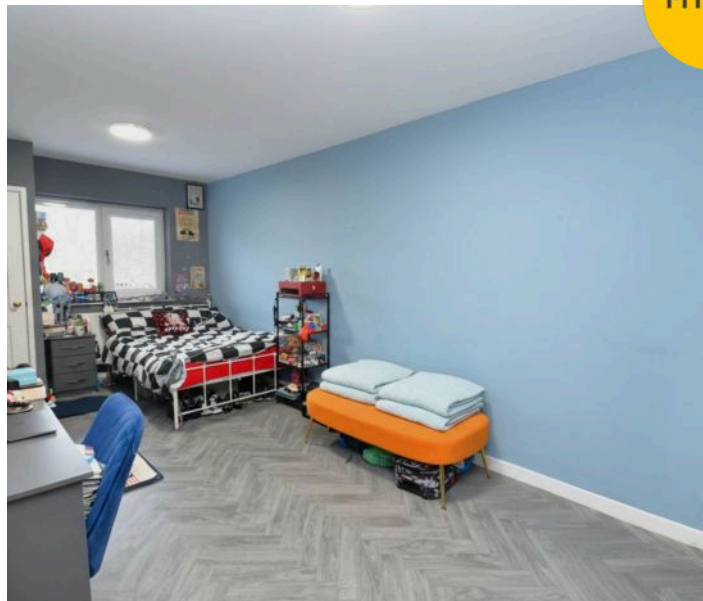
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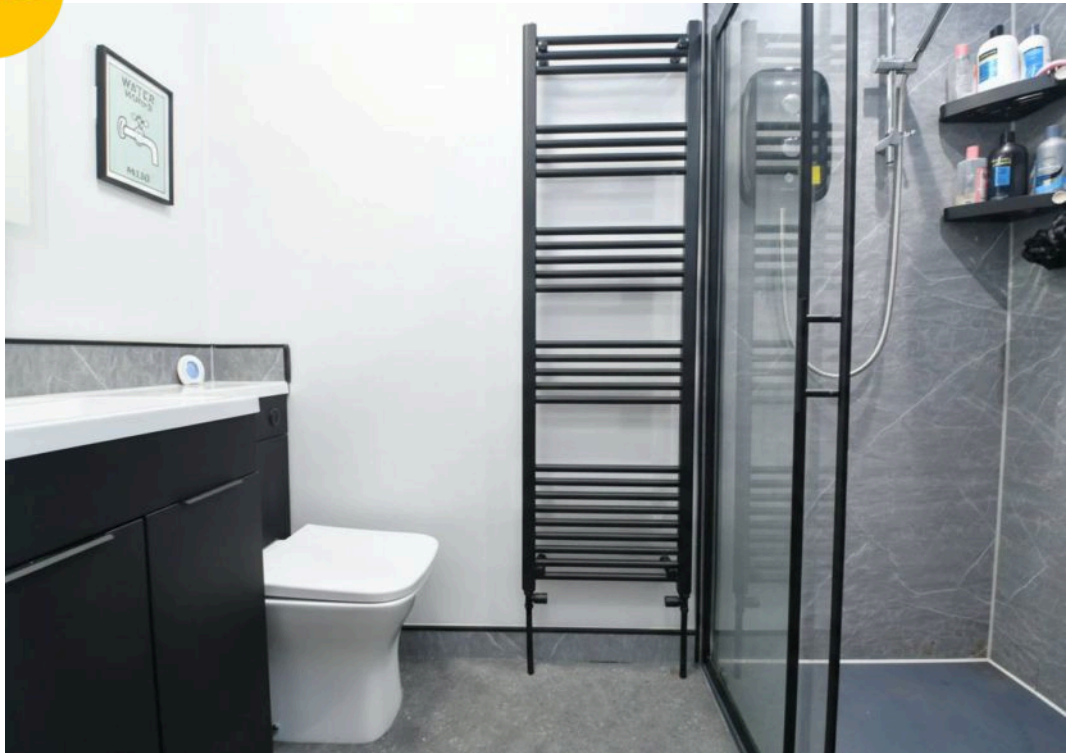
HILLS

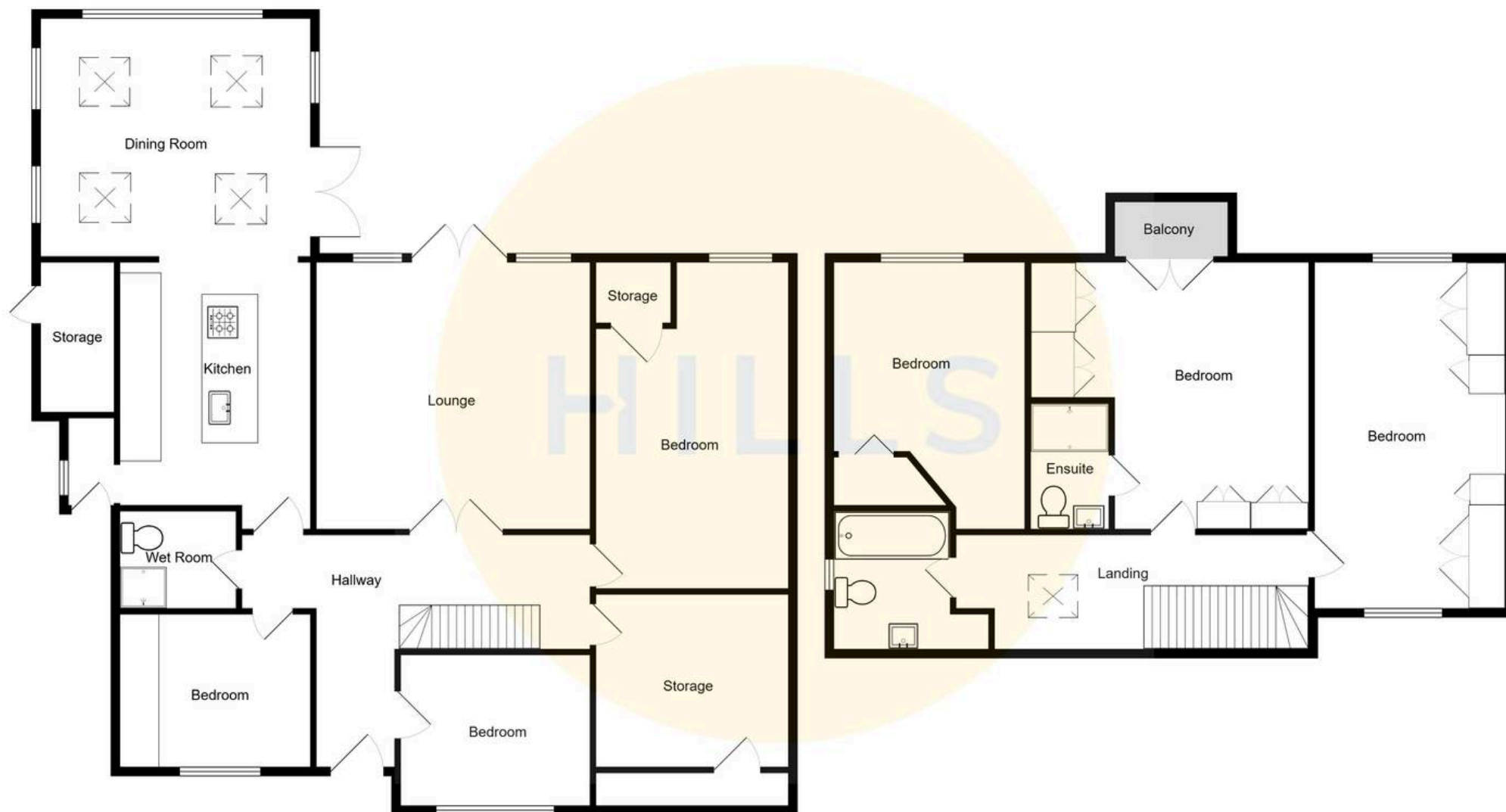






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# Hills

39 Johnson Street, Tyldesley – M29 8AB

01942 938600

[tyldesley@hills.agency](mailto:tyldesley@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.