



34 Laxey Crescent, Leigh

Guide Price £175,000

**Miller Metcalfe**  
*Every step of the way*

## 34 Laxey Crescent

Leigh, Leigh

This well presented three bedroom semi detached property in a popular area offers spacious accommodation ideal for modern family living.

The accommodation briefly comprises an entrance hallway leading through to a comfortable sitting room and a spacious kitchen/diner, providing an excellent space for both everyday living and entertaining, with doors opening out onto the rear garden.

To the first floor, the property offers three well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking, whilst to the rear is a well-maintained garden offering an ideal outdoor space for families and entertaining. A summer house further enhances the garden and completes this attractive family home.

Early viewing is highly recommended to appreciate all that this property has to offer.

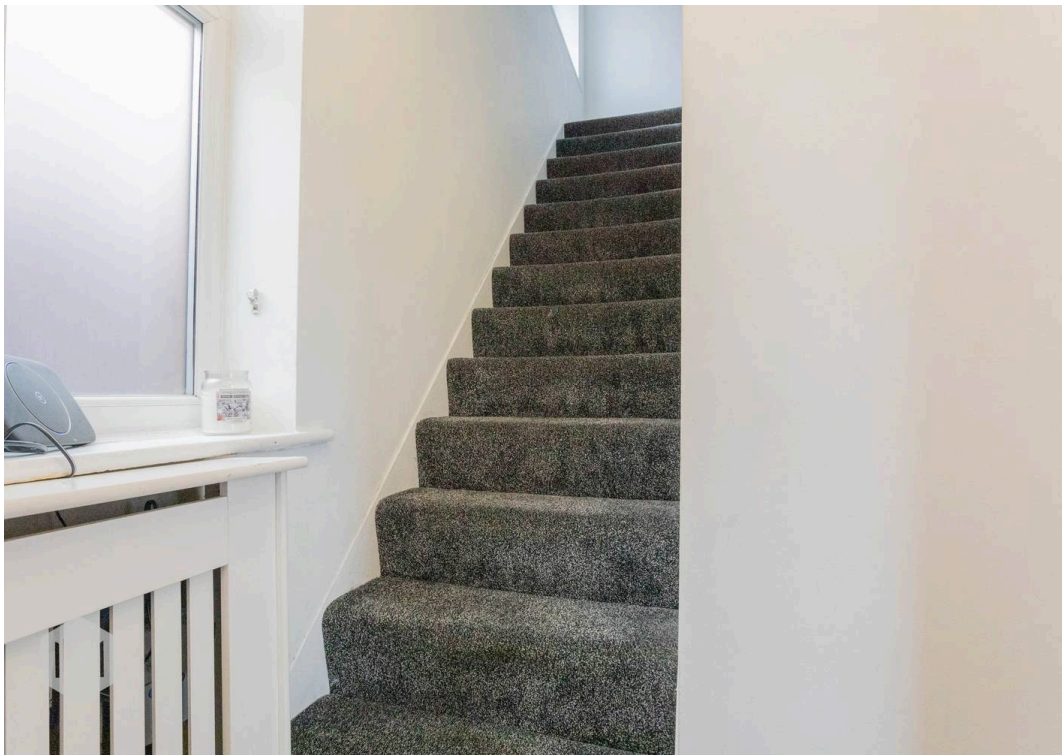
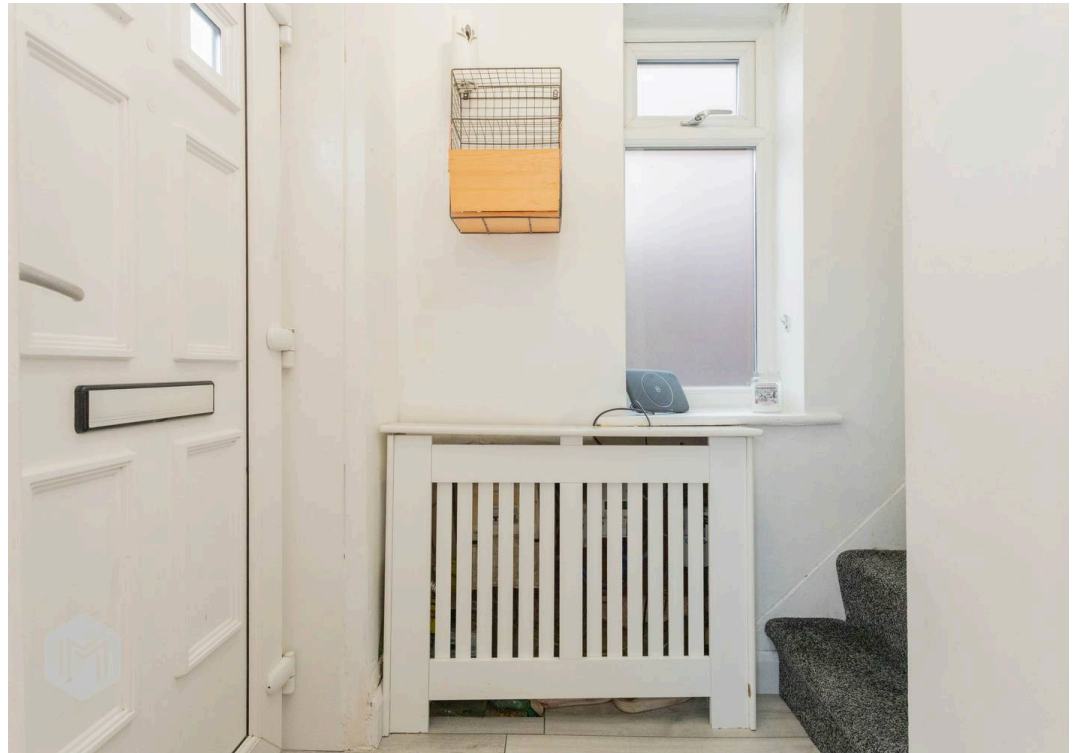
Council Tax band: A

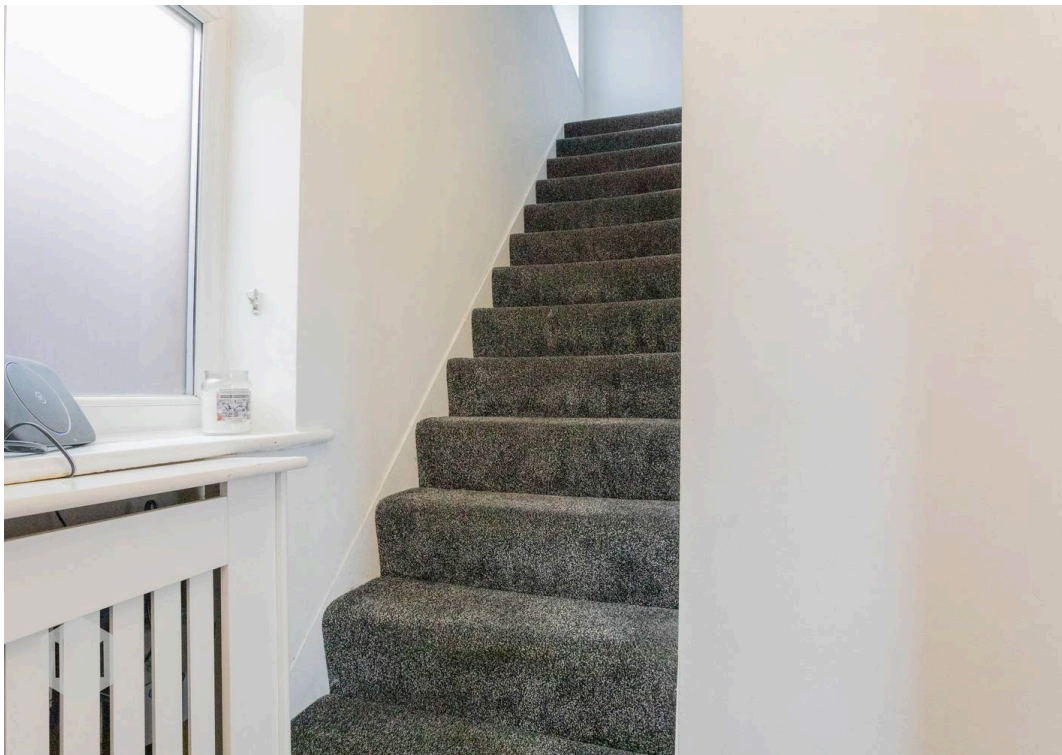
Tenure: Leasehold

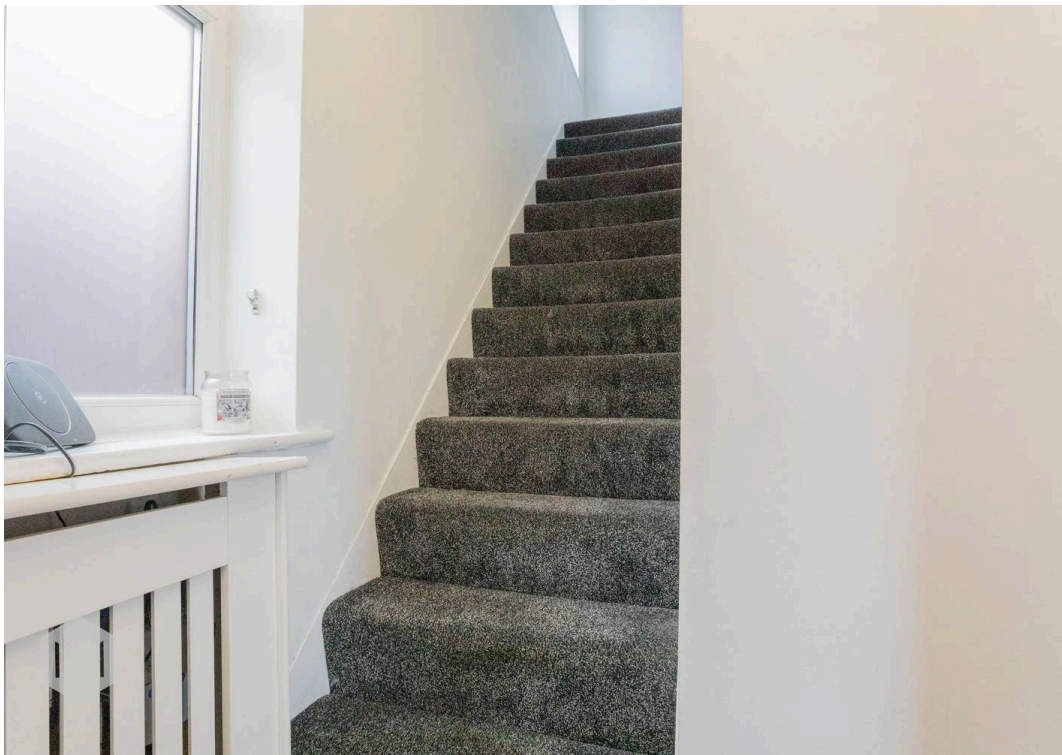
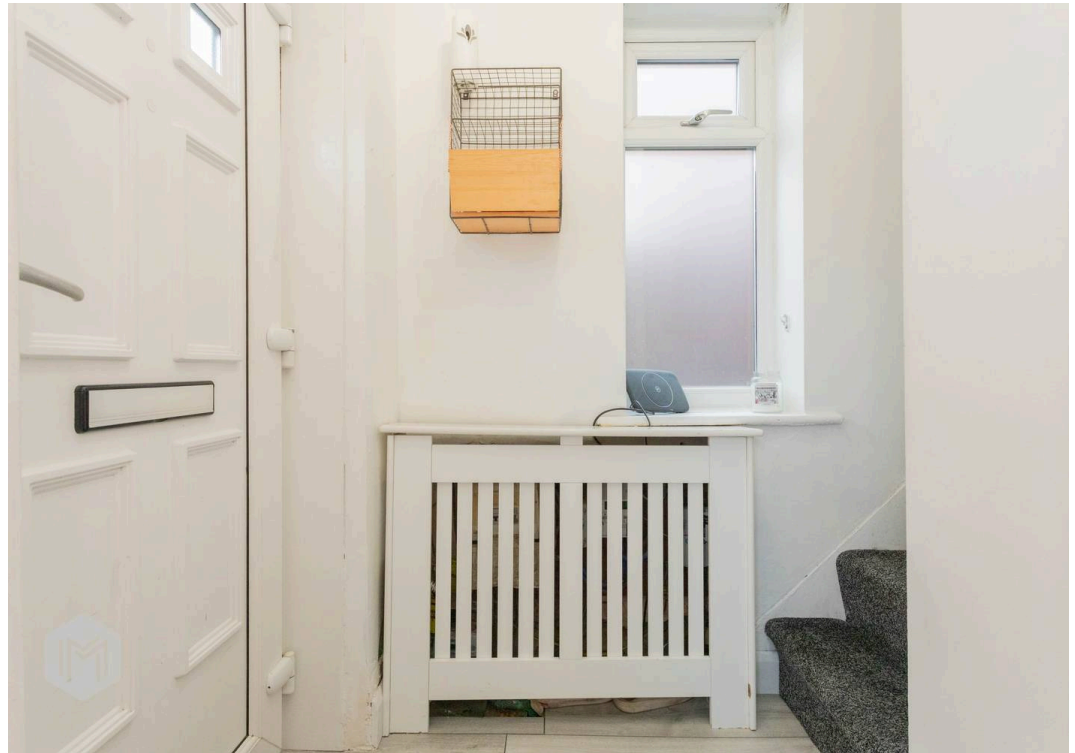
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

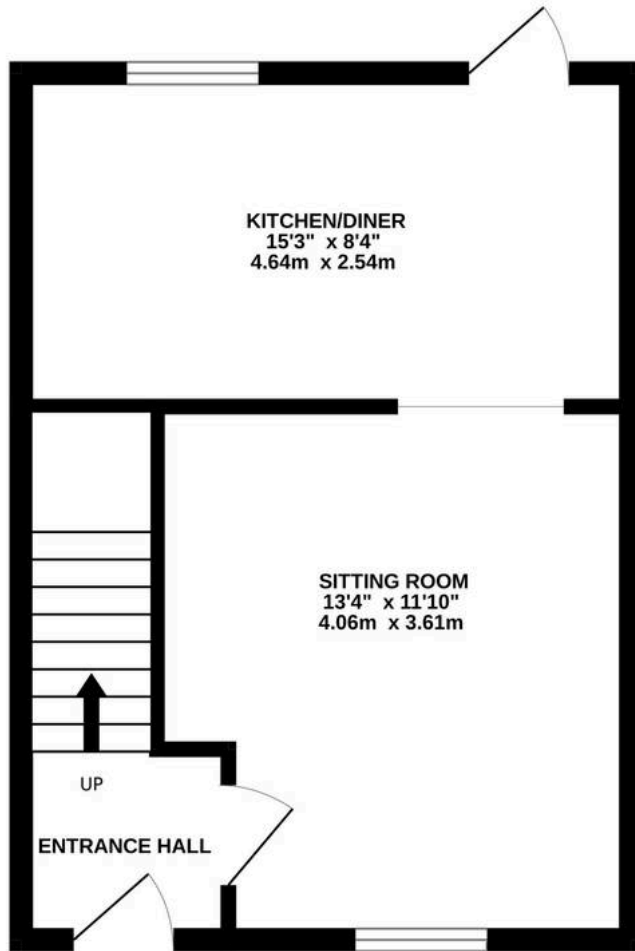




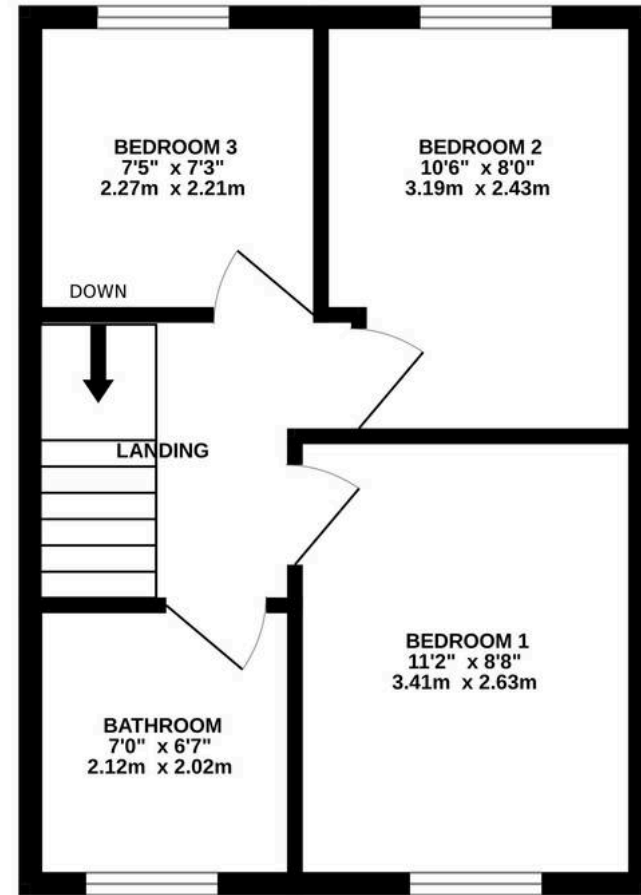




GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tyldesley

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