



372a St. Helens Road, Leigh
£210,000

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372a St. Helens Road

Leigh, Leigh

Three bedroom semi detached home offering spacious, well maintained accommodation perfect for modern family living.

Situated within a short distance of local amenities, schools and transport links, the property is also close to popular retail destinations including The Loom, providing a wide range of shops, restaurants and leisure facilities.

The property briefly comprises a spacious lounge, fitted kitchen with ample storage, three good sized bedrooms, and a modern family bathroom. Externally, the home benefits from a private rear garden and off-road parking.

As well as an additional piece of land to the side, offering excellent potential for landscaping or the creation of further parking space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

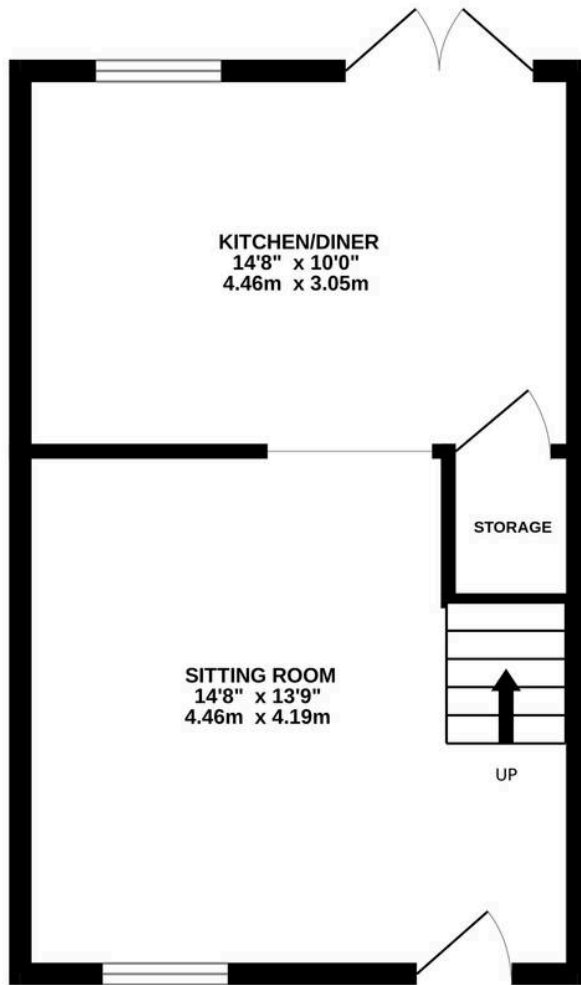




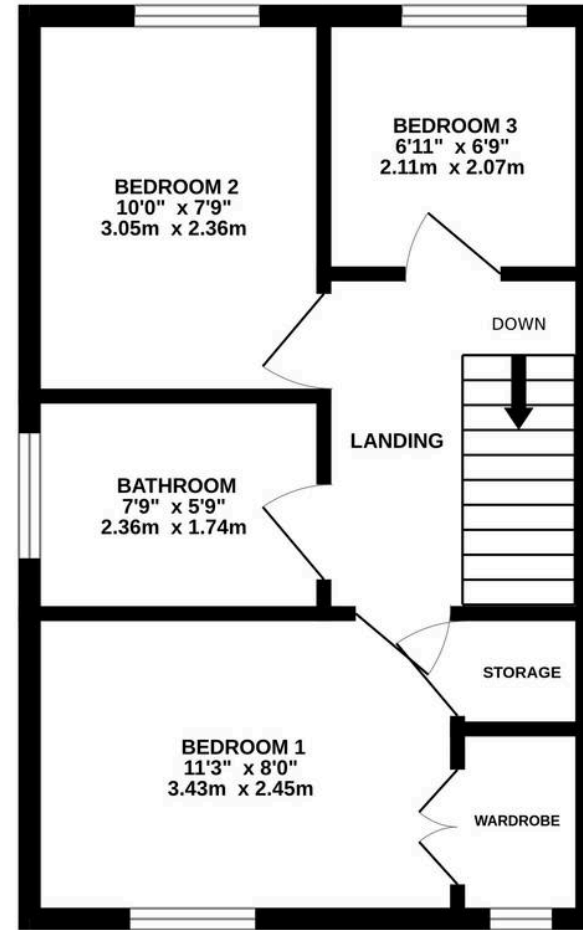




GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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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