

Riley Bank Road, Leigh

Leigh

HILLS

In Excess of £230,000

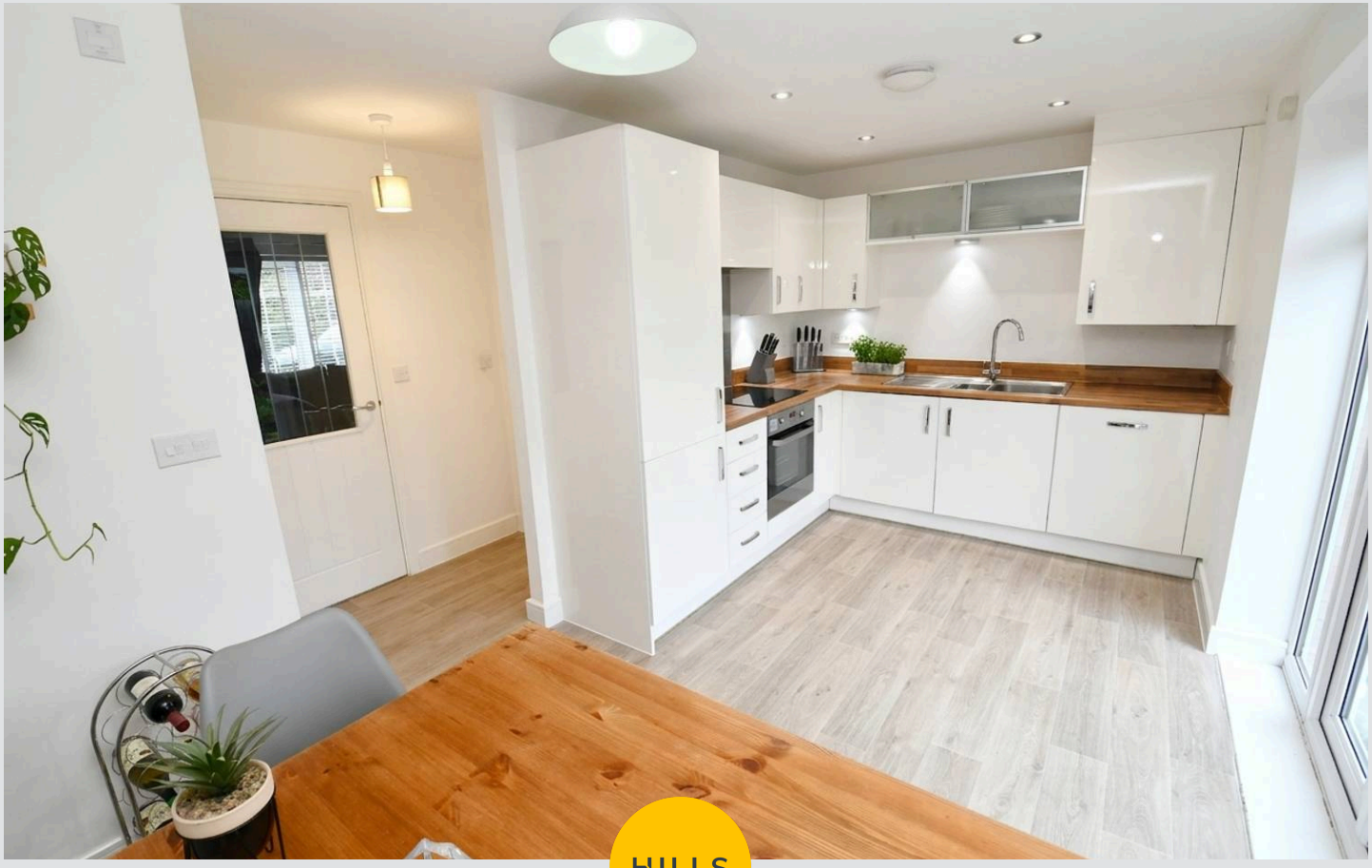
9 Riley Bank Road

Leigh

Stylish Modern Three Bedroom Semi-Detached Property on the Popular Pennington Wharf Development! Within Walking Distance of Pennington Wharf Marina and Pennington Flash Nature Reserve!
Council Tax band: C

Tenure: Freehold

- Stylish Modern Three Bedroom Semi-Detached Property
- Located on a Quiet Road on the Popular Pennington Wharf Development
- Close to Scenic Walks, with Pennington Wharf Marina just a Stone's Throw Away and Pennington Flash Nature Reserve Within Walking Distance
- Within Easy Access of Local Schooling and Transport Links into Manchester and Warrington
- Spacious Lounge and a Downstairs W/C
- Bright, Modern Kitchen Diner with Patio Doors to the Rear
- Three Well-Proportioned Bedrooms
- Modern Three-Piece Family Bathroom
- Driveway for Two Cars to the Front
- Lovely Mature Garden to the Rear with Laid-to-Lawn Grass, Decking and Paving







Hallway

Lounge
13' 4" x 12' 0" (4.07m x 3.66m)

W/C
6' 1" x 3' 5" (1.86m x 1.03m)

Kitchen Diner
15' 4" x 8' 4" (4.68m x 2.53m)

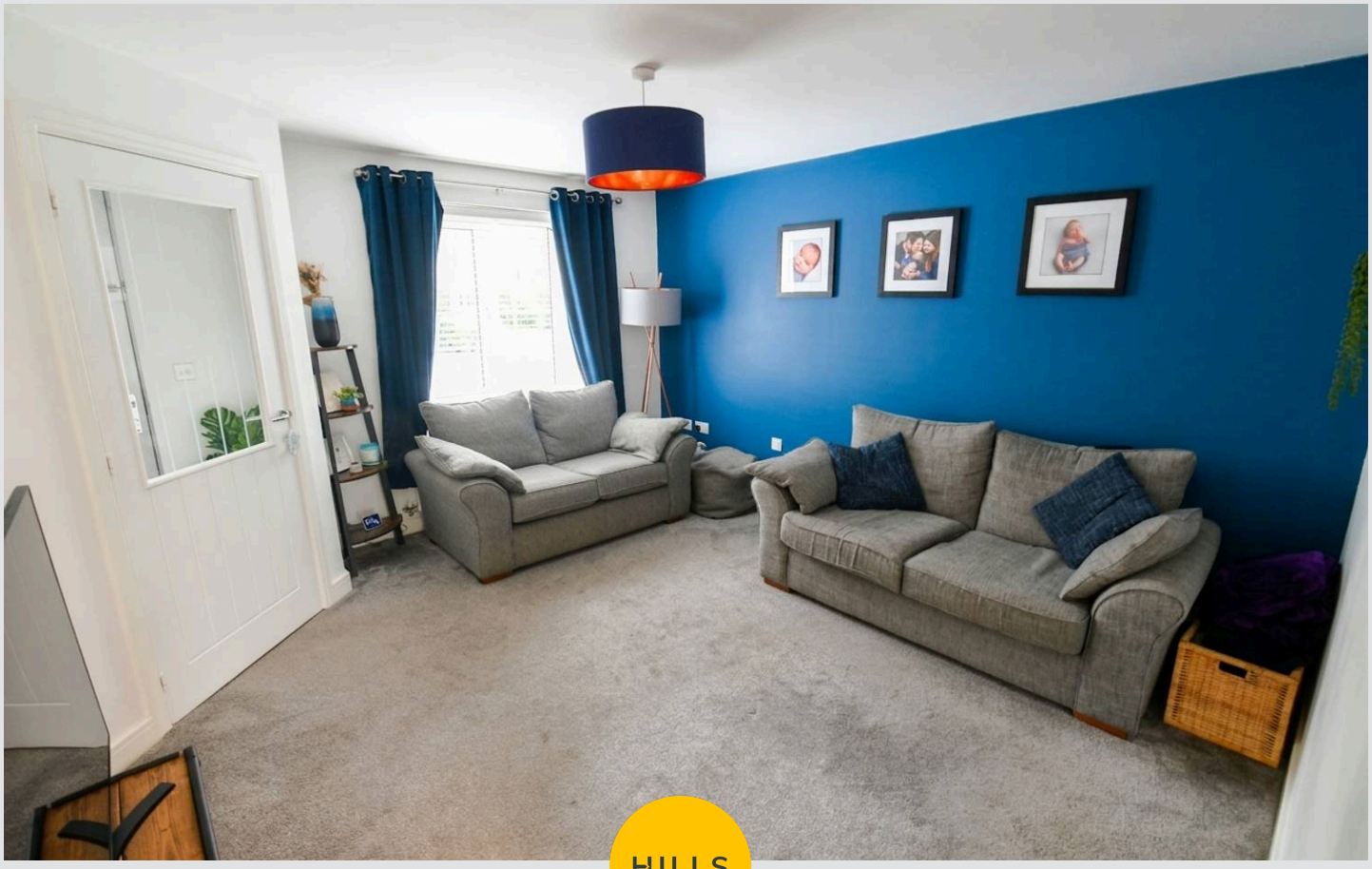
Landing

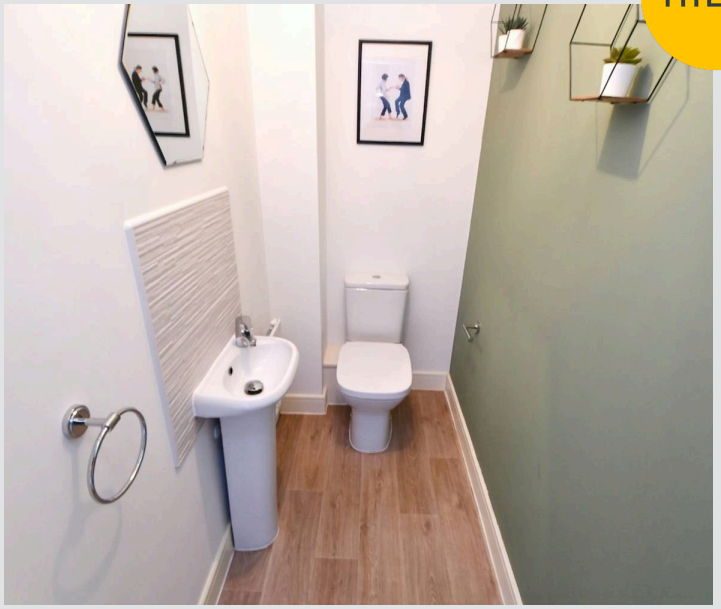
Bedroom One
15' 4" x 11' 1" (4.67m x 3.38m)

Bedroom Two
10' 6" x 8' 6" (3.20m x 2.58m)

Bedroom Three
9' 11" x 6' 6" (3.01m x 1.99m)

Bathroom
6' 8" x 5' 9" (2.02m x 1.74m)







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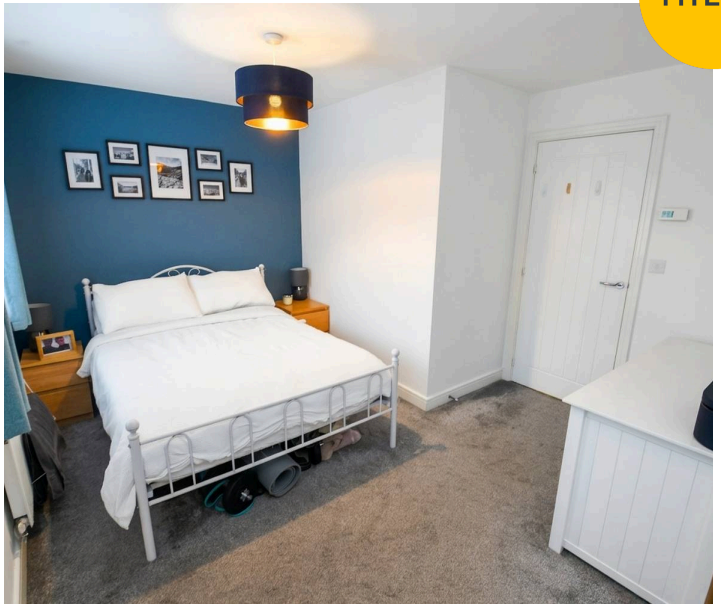
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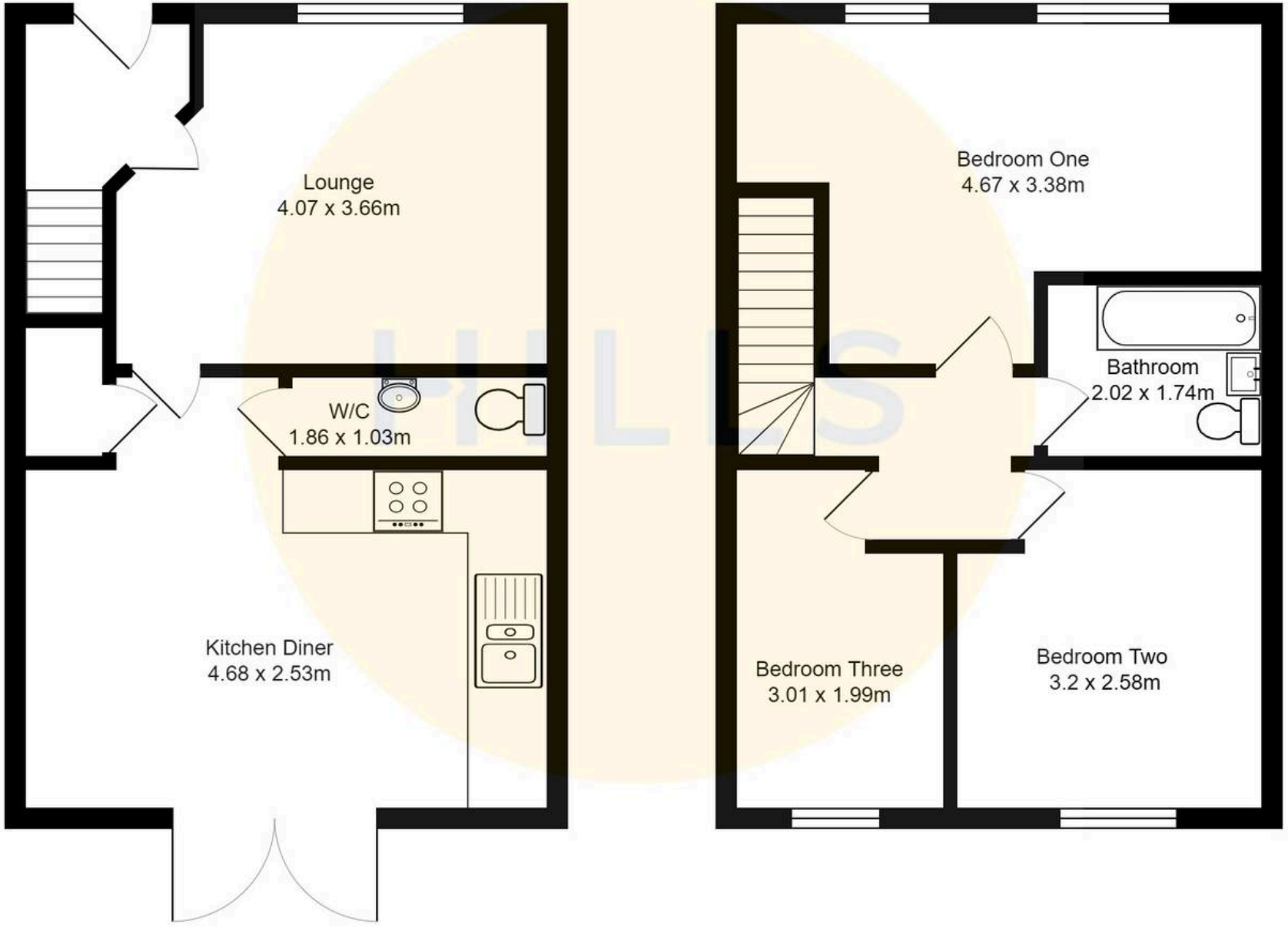




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W/C
1.86 x 1.03m
Kitchen Diner
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Bathroom
2.02 x 1.74m
Bedroom Three
3.01 x 1.99m
Bedroom Two
3.2 x 2.58m



Hills

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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.