



## 1 Ambrose Avenue

, Leigh, WN7 5HY

£270,000

JonesPottsTaylor are delighted to present FOR SALE this well presented, extended three bedroom detached property. Situated in a sought after residential cul-de-sac in Leigh, close to local schools, shops, amenities and transport links. The property briefly comprises of; entrance hallway, living room, kitchen and a second reception room with French doors leading to the rear garden. To the first floor are two double bedrooms, both benefitting from fitted wardrobes, a single bedroom and a further family bathroom with three-piece suite. Outside, to the front is an open garden and driveway, whilst to the rear is an enclosed low-maintenance private garden and detached outhouse/workshop.

Viewings for this property are a must to appreciate the properties living space and location.

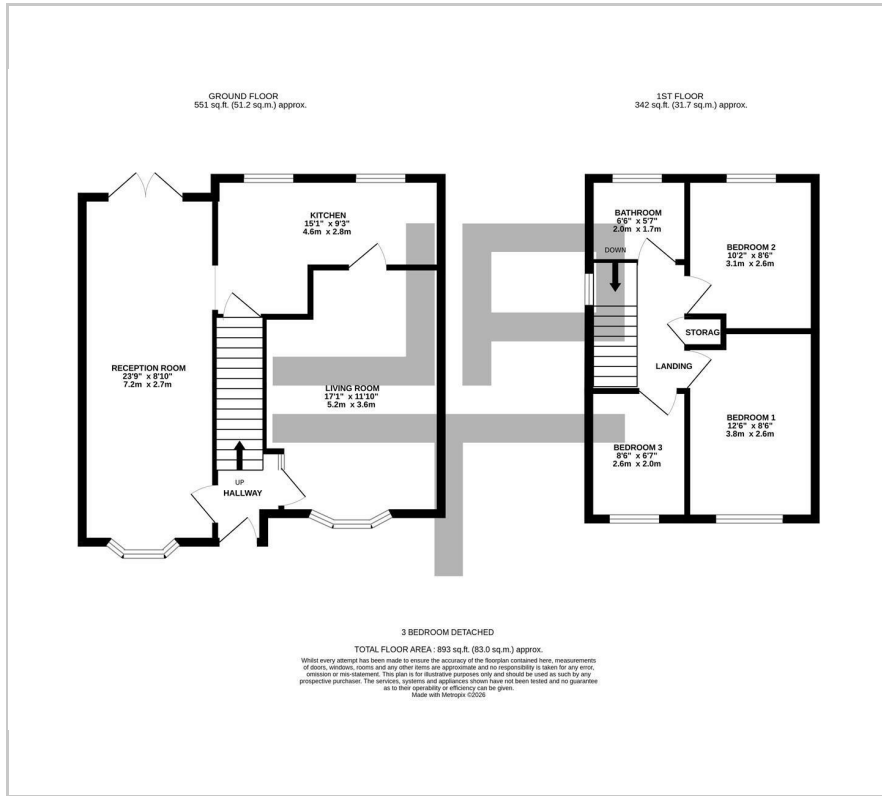
- No Onward Chain
- Sought After Cu-De-Sac Location
- Newly Decorated Throughout
- Two Reception Rooms
- Double Driveway
- Gas Central Heating & UPVC Double Glazing

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



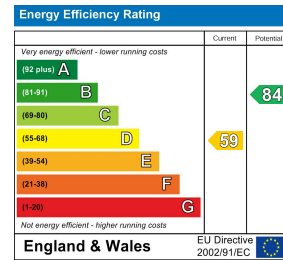
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.