



88 Lilford Street, Leigh

Guide Price £275,000

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

# 88 Lilford Street

Leigh, Leigh

This stunning three bedroom semi detached property has been fully modernised throughout to an exceptional standard, offering stylish and contemporary living ideal for families and professionals alike.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading through to a spacious sitting/dining room, perfect for both relaxing and entertaining. The property boasts a beautifully appointed modern fitted kitchen, complete with a range of high quality wall and base units, providing both functionality and sleek design.

To the rear, a light filled conservatory offers additional versatile living space, with double doors opening out onto the garden seamlessly blending indoor and outdoor living.

The first floor comprises three generously sized double bedrooms, all well presented, along with a modern family bathroom finished to a high specification.

Externally, the property continues to impress with a low maintenance block paved rear garden, ideal for outdoor enjoyment without the upkeep. To the front, a stylish tiled driveway provides off road parking for multiple vehicles, completing this fantastic family home.

Early viewing is highly recommended to fully appreciate the quality and finish of this exceptional property.

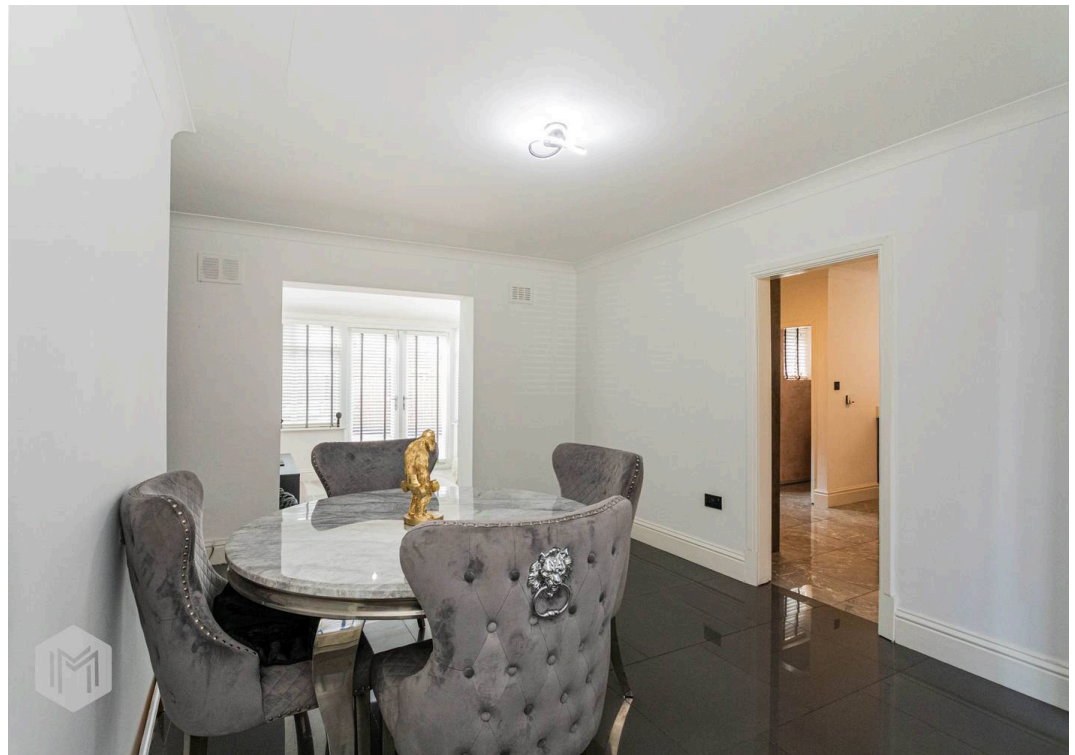
Council Tax band: A

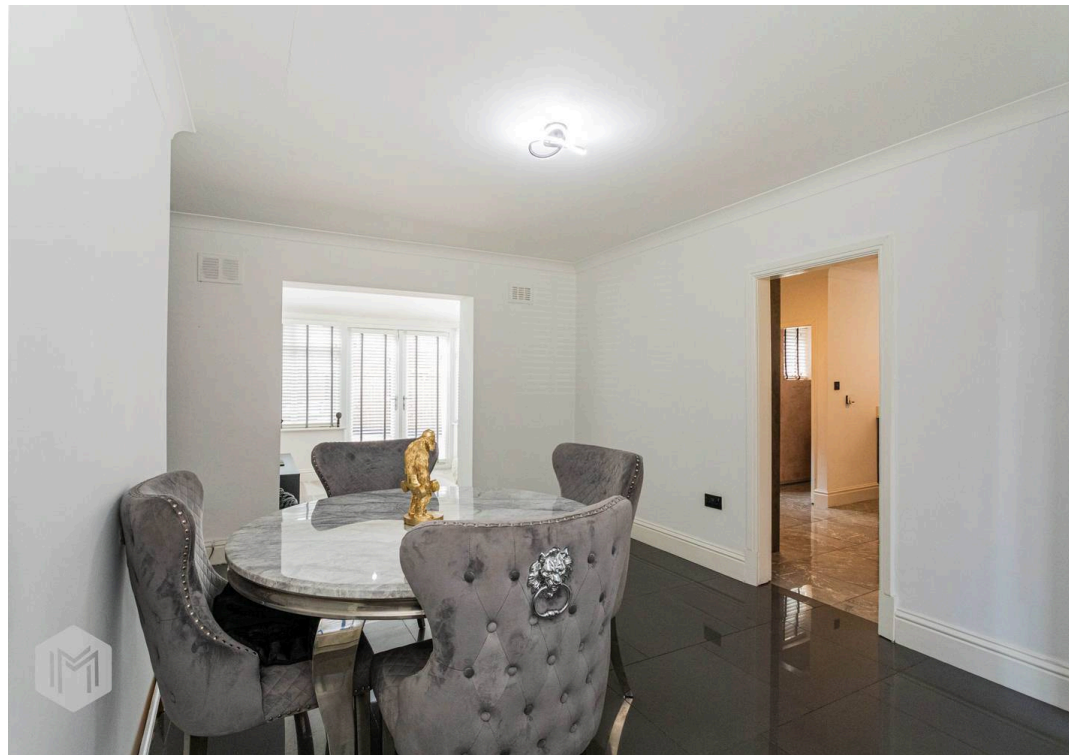
Tenure: Freehold

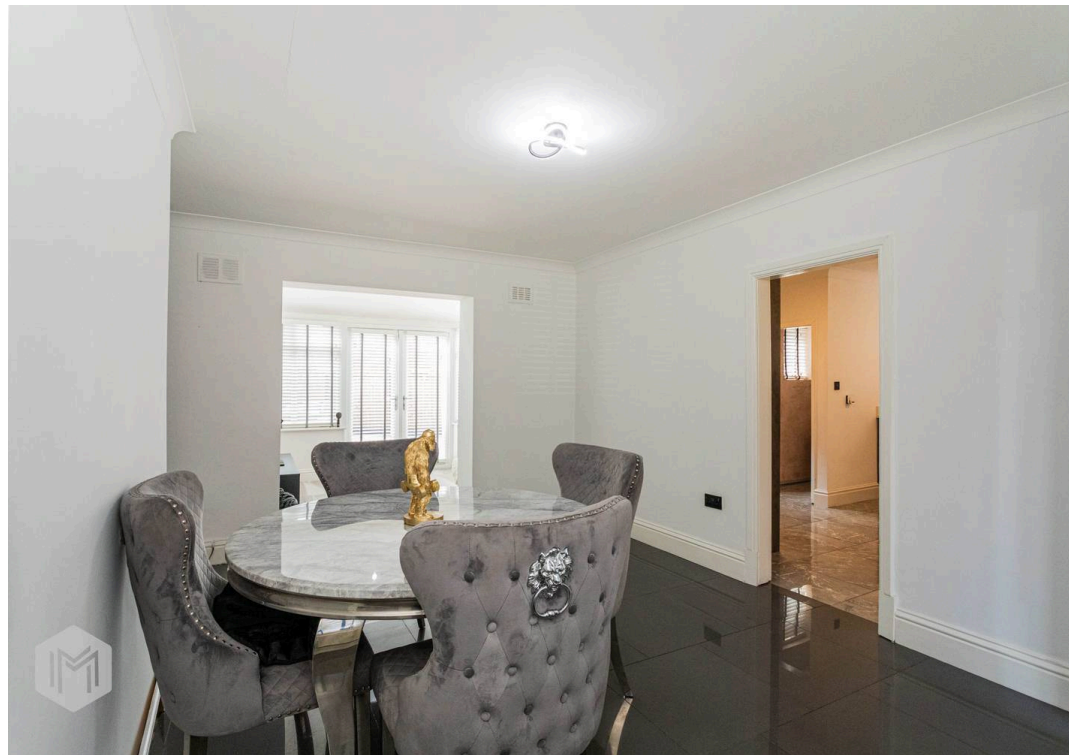
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

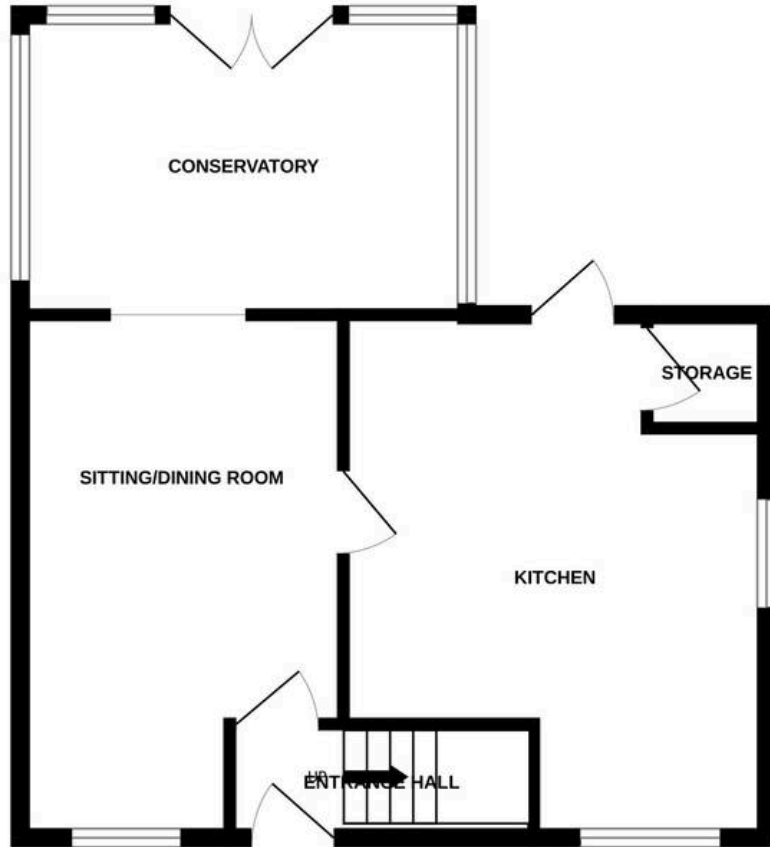




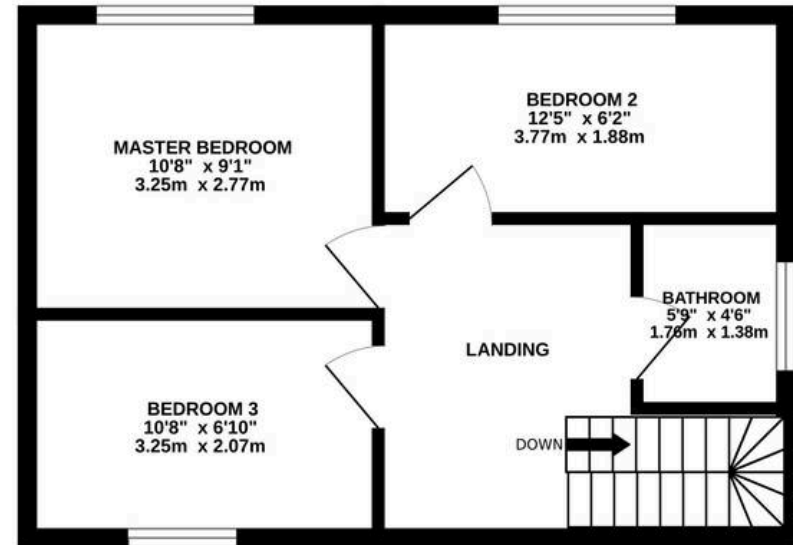




GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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