



372a St. Helens Road, Leigh
£210,000

Miller Metcalfe
Every step of the way

372a St. Helens Road

Leigh

Three-Bedroom Semi-Detached Family Home with Additional Side Land

This attractive three-bedroom semi-detached home offers spacious, well-presented accommodation ideally suited to modern family living. Conveniently located within easy reach of a range of local amenities, reputable schools, and excellent transport links, the property also benefits from close proximity to popular retail and leisure destinations, including The Loom, which offers an extensive selection of shops, restaurants, and entertainment facilities.

The accommodation briefly comprises a welcoming and generously sized lounge, a fitted kitchen with ample storage and workspace, three well-proportioned bedrooms, and a contemporary family bathroom. Externally, the property features a private rear garden, ideal for outdoor relaxation and entertaining, together with off-road parking.

A particular feature of the home is the additional parcel of land to the side, offering exciting potential for landscaping, garden extension, or the creation of further parking space, subject to any necessary consents.

Early viewing is highly recommended to fully appreciate the space, location, and future potential this property has to offer.

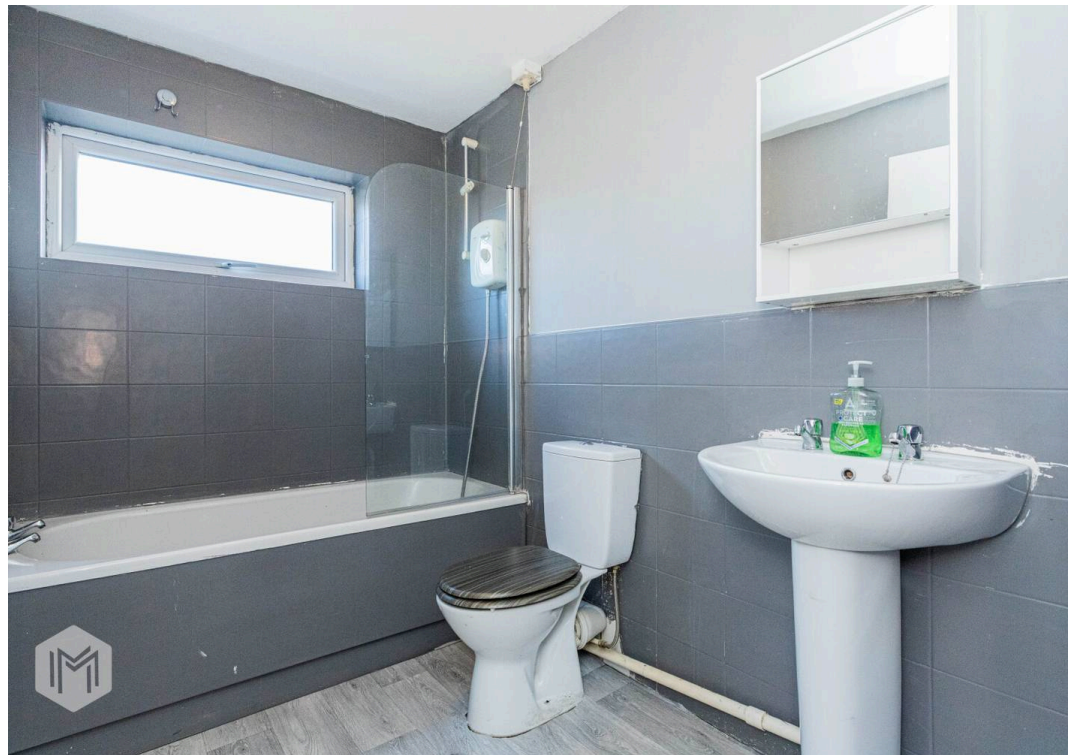
Council Tax band: B

Tenure: Freehold

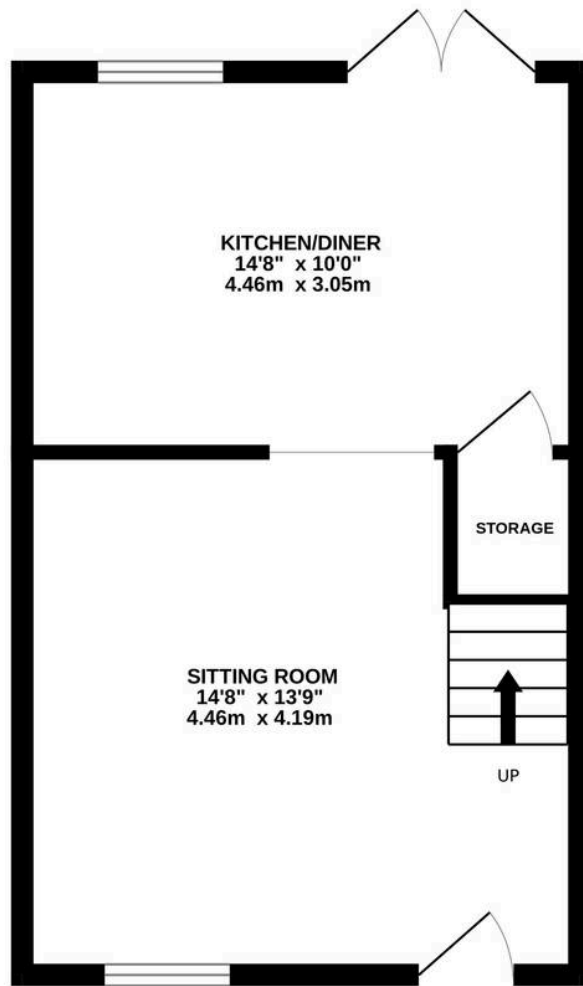
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

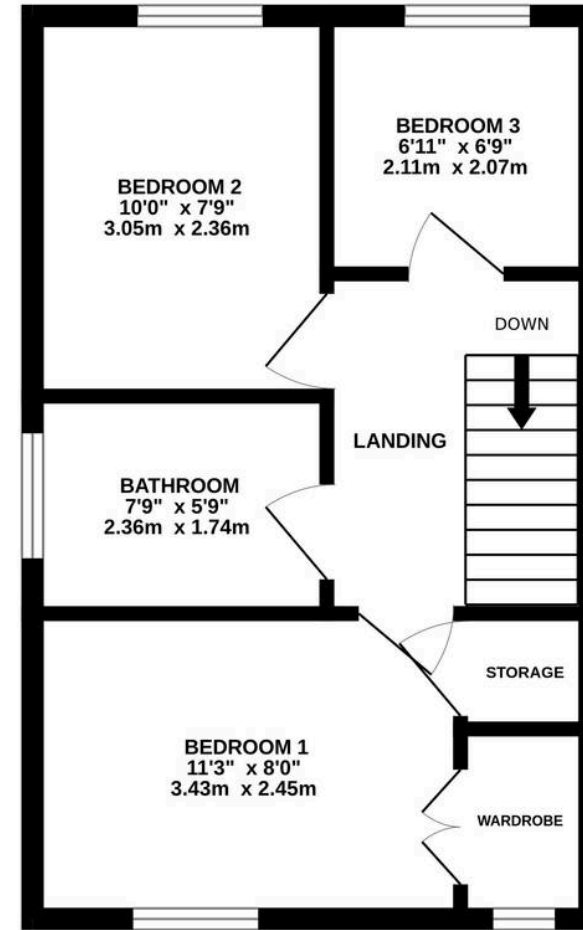




GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



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.
Made with Metropix ©2026



Miller Metcalfe Tyldesley

9 Stanley Street, Manchester - M29 8AE

01942889080 • tyldesley@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way