



Leach Road

Offers in the region of £170,000

- No Onward Chain
- Three-Bedroom End-Terrace Home
- Two Double Bedrooms & One Single Bedroom
- Rear Garden with Side Access
- Potential to Extend, Add a Conservatory, or Create Off-Road Parking (Subject to Permissions)
- EPC Rating: D



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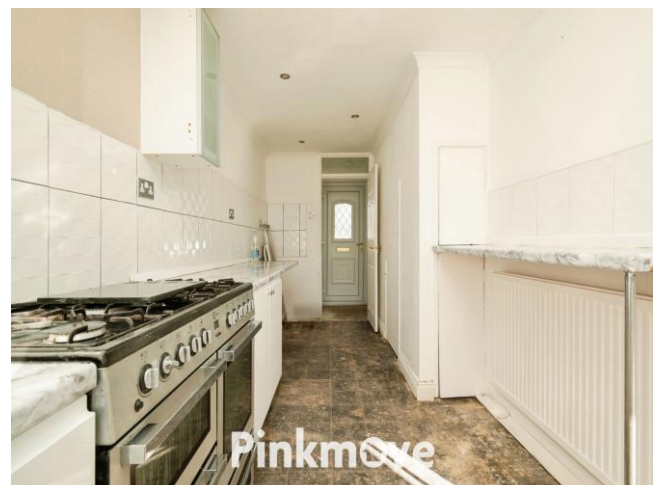
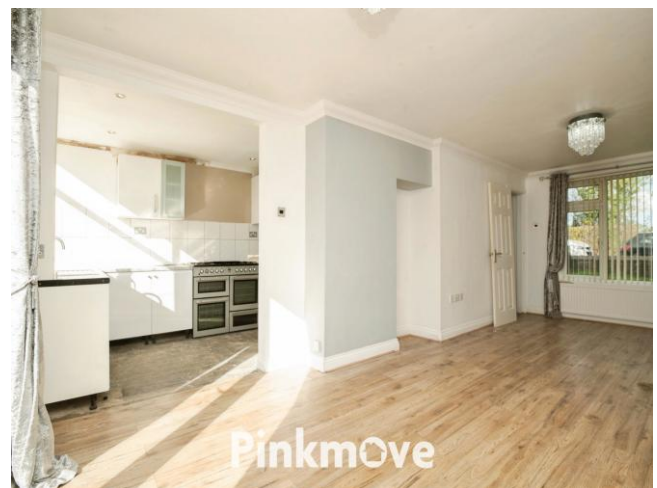
About the property

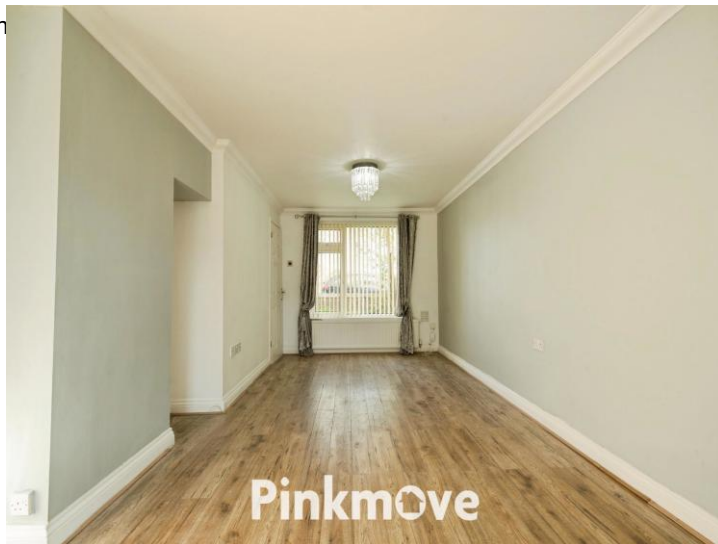
This spacious three-bedroom end-terrace home presents an excellent opportunity for first-time buyers, growing families and investors alike. Offered to the market with no onward chain, the property provides generous accommodation throughout and benefits from a sought-after location close to local schools, amenities, and excellent road links to the M4 motorway.

Upon entering, the property offers a welcoming and practical layout, with a spacious lounge/dining room providing plenty of room for both relaxation and entertaining. The living space flows openly into the kitchen, creating a sociable environment ideal for modern family living.

To the first floor are two well-proportioned double bedrooms, a comfortable single bedroom, and a family bathroom, offering versatile accommodation to suit a range of buyers.

Externally, the property truly excels, boasting a generous rear garden with convenient side access. The garden offers excellent outdoor space for families, gardening enthusiasts, or those who enjoy entertaining, while also presenting future potential to extend the property or add a conservatory, subject to the necessary planning permissions.





Accommodation

Living Room

22' 8" x 9' 5" (6.91m x 2.87m)

Kitchen

20' 2" x 7' 4" (6.15m x 2.24m)

Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom 2

13' 8" x 9' 7" (4.17m x 2.92m)

Bedroom 3

13' 7" x 6' 2" (4.14m x 1.88m)

Bathroom

8' 9" x 7' 3" (2.67m x 2.21m)

Agents Note:

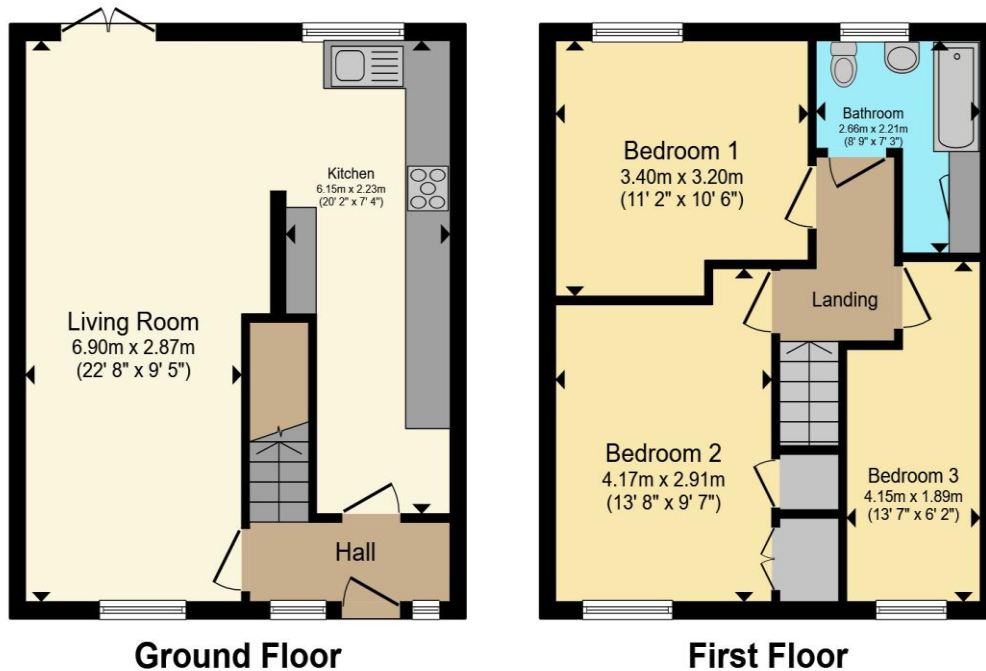
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 80.2 sq.m. (863 sq.ft.) approx

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Important Information

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