



York Street, Leigh

Leigh



In Excess of £150,000

305 York Street

Leigh

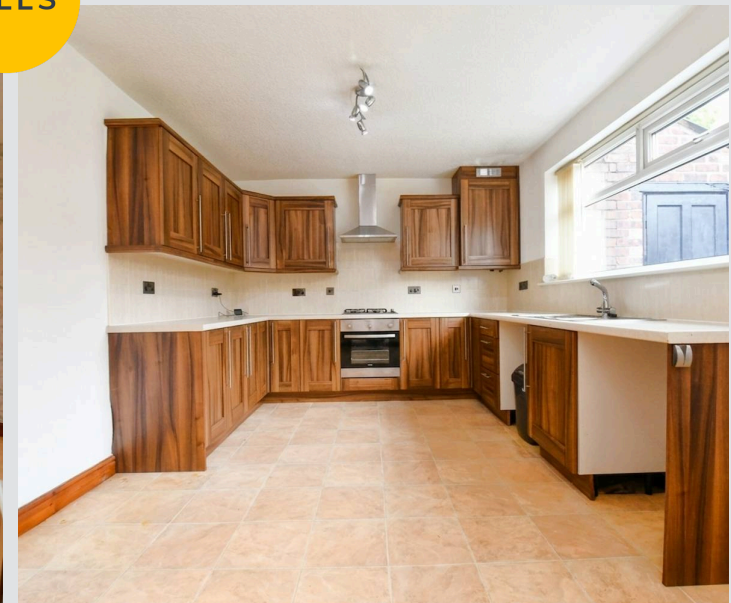
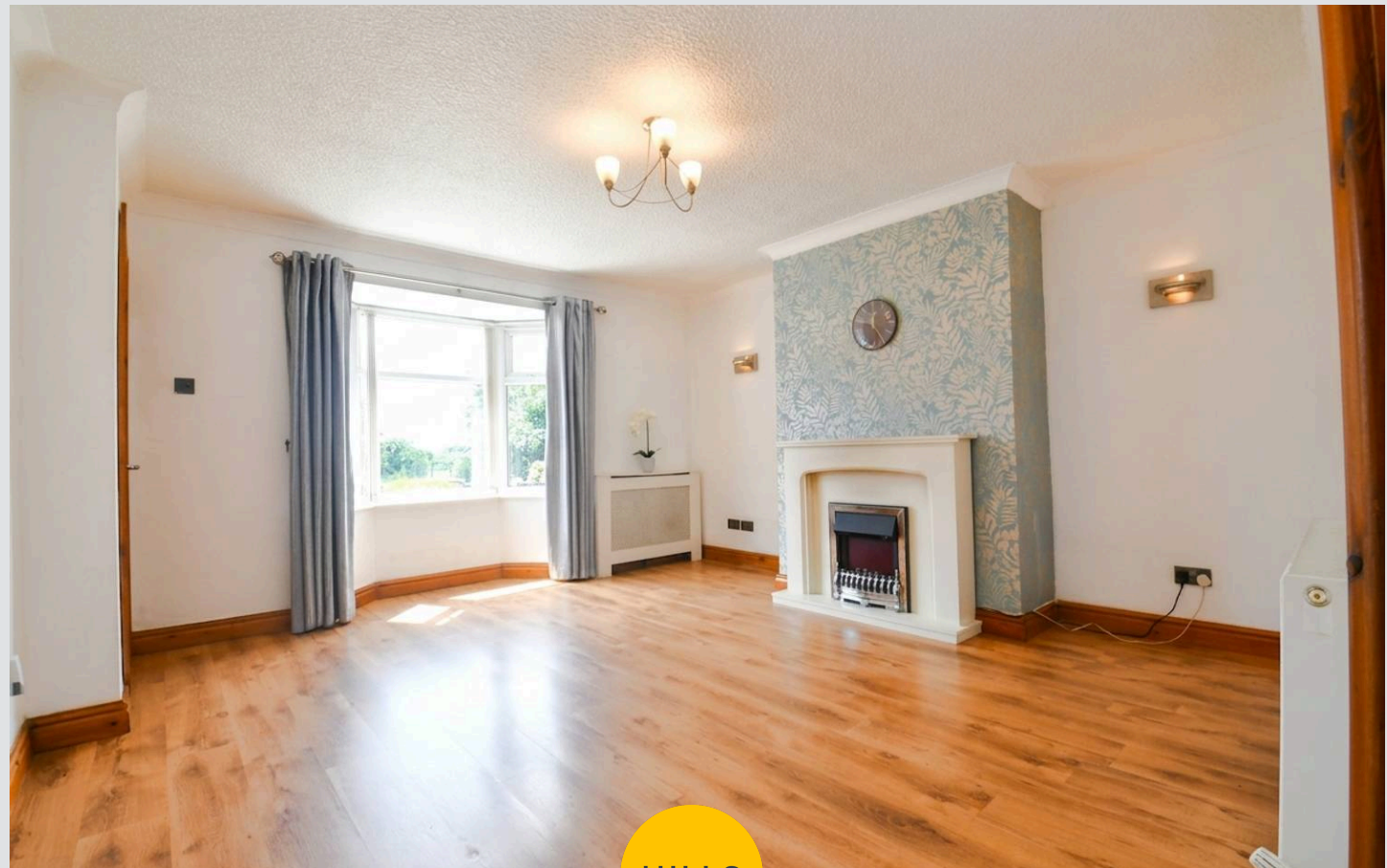
FANTASTIC FIRST TIME HOME OR INVESTMENT

Spacious Two Bedroom Bay-Fronted Property with Generous Room Sizes, a Large Four-Piece Bathroom and Beautifully Maintained Gardens to the Front and Rear!

Council Tax band: A

Tenure: Freehold

- Spacious Two Bedroom Bay-Fronted Terraced Property
- Large Bay-Fronted Lounge
- Modern Kitchen Diner and Understairs Storage
- Two Generously-Sized Double Bedrooms
- Large, Modern Four-Piece Bathroom
- Well-Presented, Low-Maintenance Gardens to the Front and Rear
- Outdoor Storage to the Rear
- Within 15 Minute Drive of Leigh Town Centre, the Loom Retail Park and Parsonage Retail Park
- Close to the East Lancashire Road (A580) which Provides Direct Access into Manchester and Warrington
- Fantastic First Time Home or Investment



HILLS

Hallway

Lounge

14' 2" x 13' 10" (4.32m x 4.21m)

Kitchen Diner

16' 8" x 10' 5" (5.08m x 3.17m)

Landing

Bedroom One

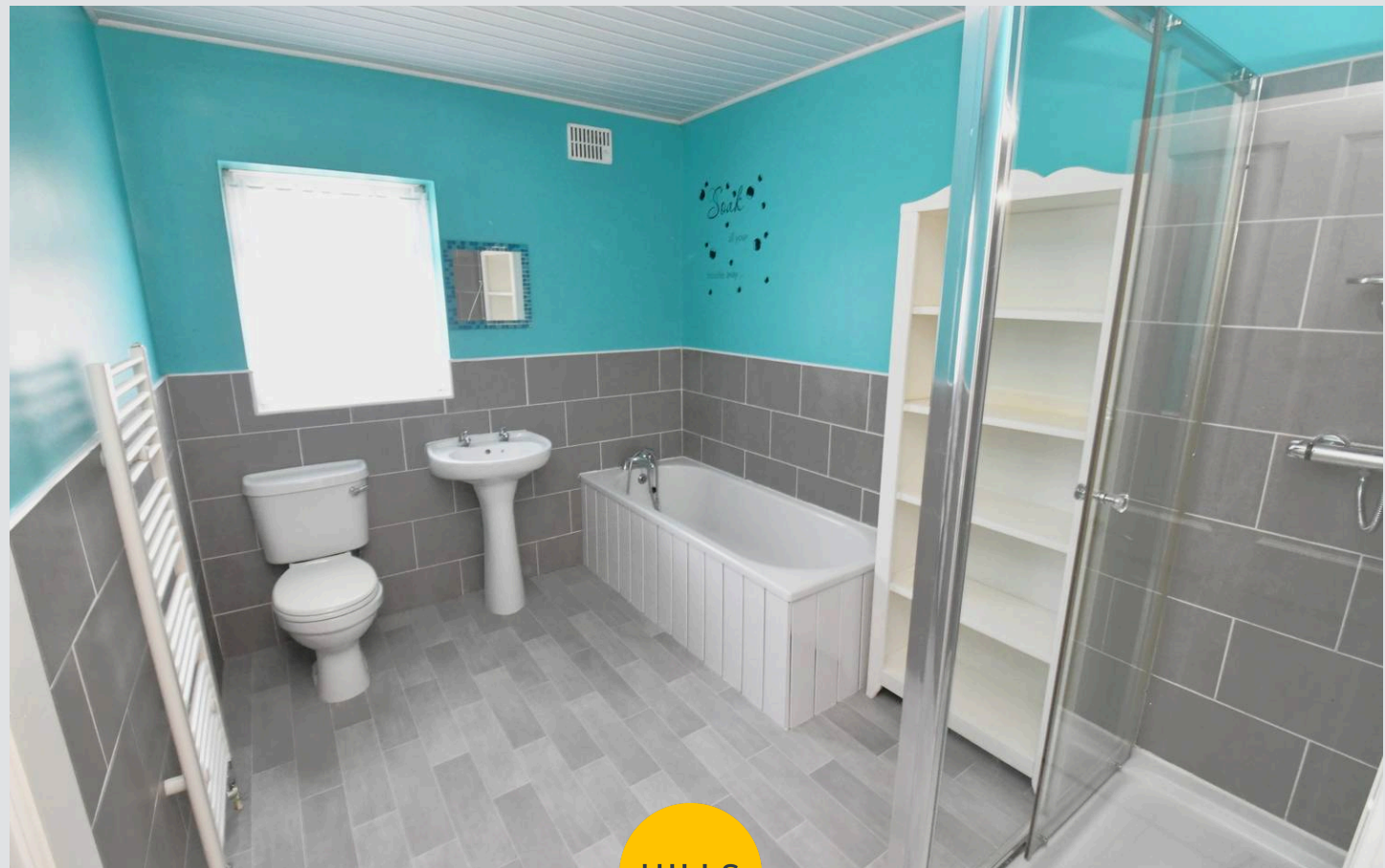
16' 9" x 11' 2" (5.10m x 3.41m)

Bedroom Two

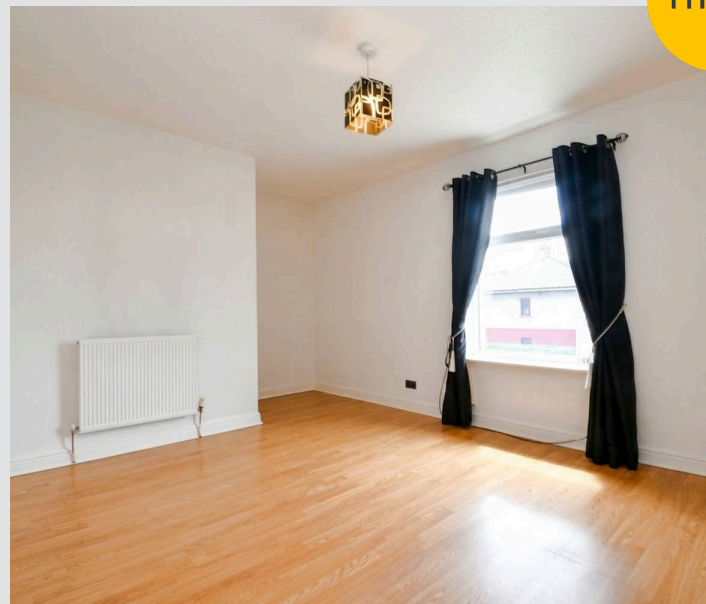
13' 5" x 8' 6" (4.10m x 2.58m)

Bathroom

10' 7" x 7' 10" (3.23m x 2.39m)



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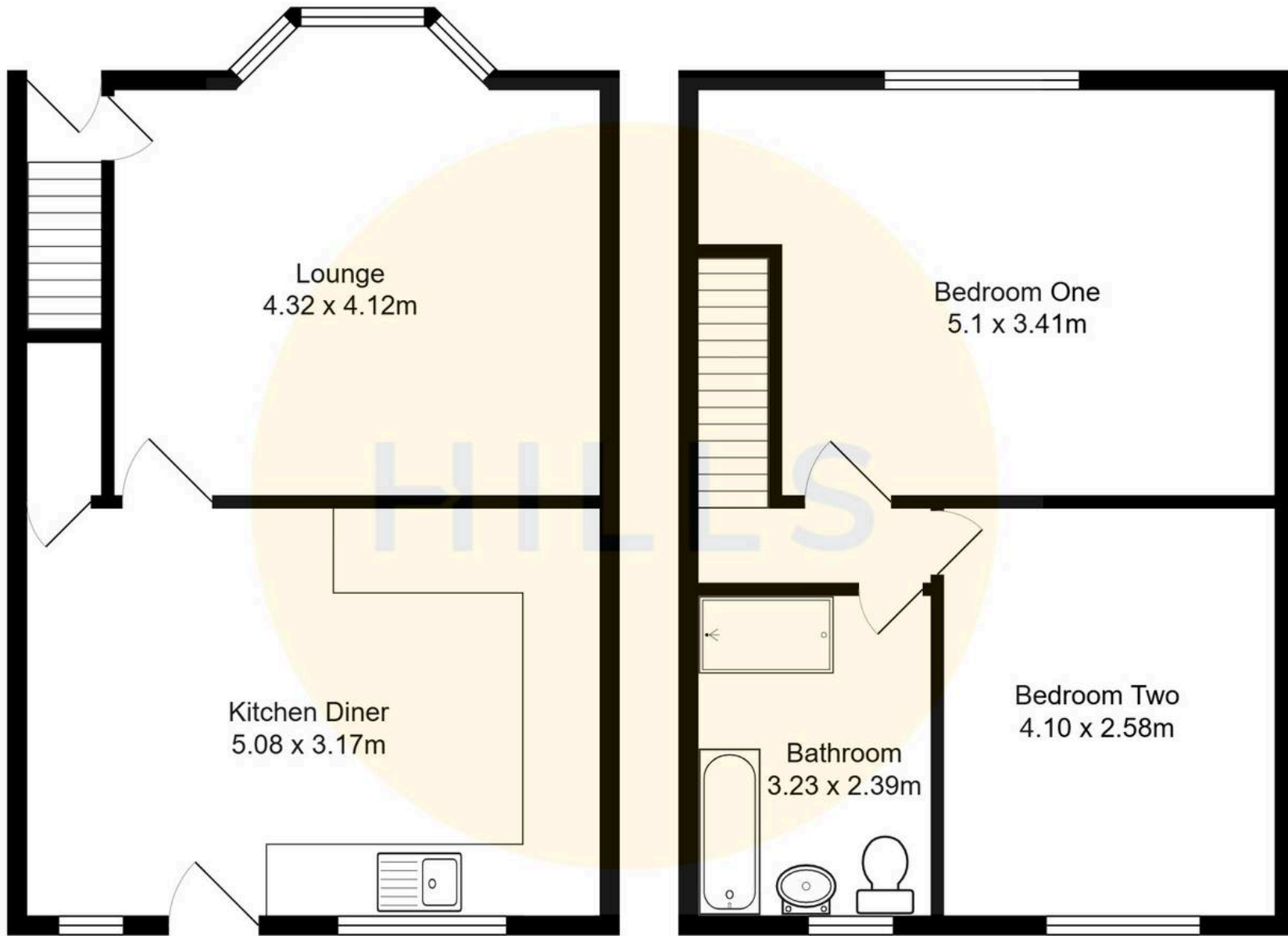
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.