



Stone Cross
ESTATE AGENTS



Thames Avenue, Leigh, WN7 3NG

Fixed Price £260,000

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Situated in the ever-popular residential area of Pennington, Leigh, this well-proportioned three-bedroom semi-detached bungalow offers fantastic potential and is ideal for a range of buyers, including those looking to downsize or enjoy the convenience of single-level living.

The property provides generous accommodation throughout, with three bedrooms (one currently used as a dining room), a spacious lounge, kitchen, and family bathroom, offering a wonderful opportunity to personalise and create your ideal home.

Externally, the property boasts a well-maintained lawned front garden, a private driveway providing off-road parking, and access to a detached garage. To the rear, you'll find a private enclosed garden featuring a lawn and patio area, perfect for relaxing outdoors or entertaining family and friends.

Conveniently located close to a wide range of local amenities, the property benefits from excellent transport links, with easy access to the East Lancashire Road (A580), regular bus routes, and Leigh Town Centre, offering an excellent selection of shops, supermarkets, cafés and everyday amenities. Also nearby are Parsonage Retail Park and Leigh Sports Village, providing superb shopping, leisure and sporting facilities.

This is a fantastic opportunity to purchase a bungalow in one of Leigh's most desirable locations.





- Highly sought-after Pennington location
- Detached garage
- Close to Leigh Town Centre, Parsonage Retail Park and Leigh Sports Village
- Ideal for downsizers or those seeking single-level living
- Excellent transport links via the A580 East Lancashire Road
- Early viewing highly recommended



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.



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