www.awilsonestates.com









139 Wigan Road, Leigh, WN7 5DE

£950 Per Month

A Wilson Estates are delighted to offer this spacious three bedroom family home.

The locality benefits from being situated close to local schools and amenities; such as the Leigh Sports Village and Pennington Country Park this property would make a perfect family home with excellent transport links to the A580 and M61, suiting a professional household. Briefly comprising; entrance porch leading to a comfortable lounge.

The second reception room is currently used as a family room, benefits from a dining area and is open to an impressive dining kitchen.

The first floor there are two double bedrooms and a contemporary family bathroom.
There is also the added benefit of a loft room.

Externally the property benefits from well maintained gardens to both front and rear plus the added benefit as an area to the side elevation which allows for parking for one

139 Wigan Road

, Leigh, WN7 5DE

£950 Per Month





Entrance Vestibule
Wooden door to front elevation, lighting, and carpet.

Lounge
uPVC double glazed window to front elevation. Electric fire with surround. Lighting, radiators, curtains, and carpet.

Dining Room
Lighting, radiators, carpet, and built-in storage cupboard.

Kitchen
uPVC double glazed window to side elevation and uPVC double glazed door to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Fridge, freezer, and washing machine. Part tiled walls, lighting , radiator, blinds, and vinyl flooring.

WC
Low level WC and hand wash basin with vanity unit. Lighting, extractor, and vinyl flooring.

Stairs and Landing
Wooden handrail and bannister. Lighting, carpet, and stairs leading to loft room.

Bathroom
Three piece bathroom suite comprising low-level WC, hand wash basin with vanity unit, and panelled bath with electric shower over. Part tiled walls, heated towel rail, wall unit, lighting, extractor, and vinyl flooring.

Bedroom One
uPVC double glazed window to front elevation. Lighting, radiator, carpet, and curtains.

Bedroom Two
uPVC double glazed windows to rear elevation. Lighting, radiator, carpet, and curtains.

Loft Room
Velux windows to rear elevation. Lighting, radiator, carpet, blinds, and built in storage cupboard.

Externally
Garden fronted. Parking for up to two cars to side. Garden to side and rear with patio area, artificial grass, and shed.

Additional Information
Council Tax Band : A

EPC Rating : D

Holding Deposit : £219

STRICTLY NO PETS AND SMOKING POLICIES









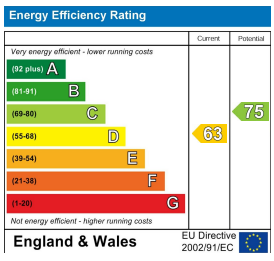


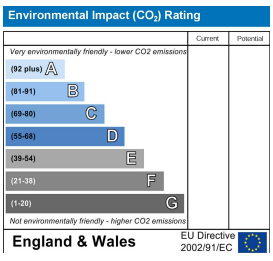




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.