



JONES POTTS TAYLOR



36 Elmridge

, Leigh, WN7 1HN

£250,000

JonesPottsTaylor are delighted to present FOR SALE this extended two bedroom, detached true bungalow. Situated on a corner plot in a sought after residential location in Leigh, within walking distance to Leigh infirmary and Lilford Park, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance porch and hallway, living room, a separate kitchen, a double bedroom benefitting from fitted wardrobes, a single bedroom leading to a conservatory featuring French doors opening to the rear garden, and a further shower / wet room. Outside to the front is an open garden and driveway providing access to the detached garage, whilst to the rear is an enclosed low maintenance garden.

Viewings for this property are a must to appreciate its sought after location and potential development opportunity.

- No Onward Chain
- Potential Development Opportunity
- Corner Plot Position
- Within Walking Distance To Leigh Infirmary & Lilford Park
- Detached Garage & Driveway
- Gas Central Heating & UPVC Double Glazing

Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



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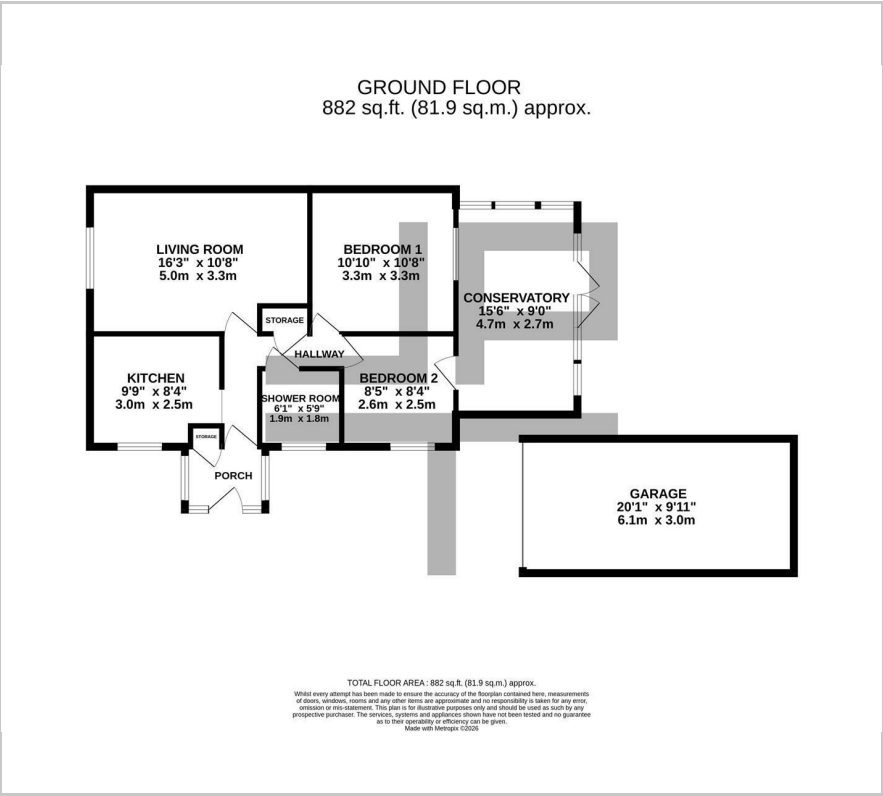


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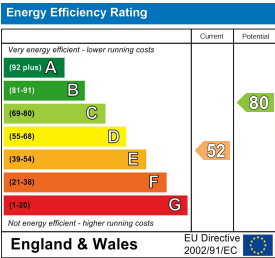
Floor Plan



Area Map



Energy Efficiency Graph



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