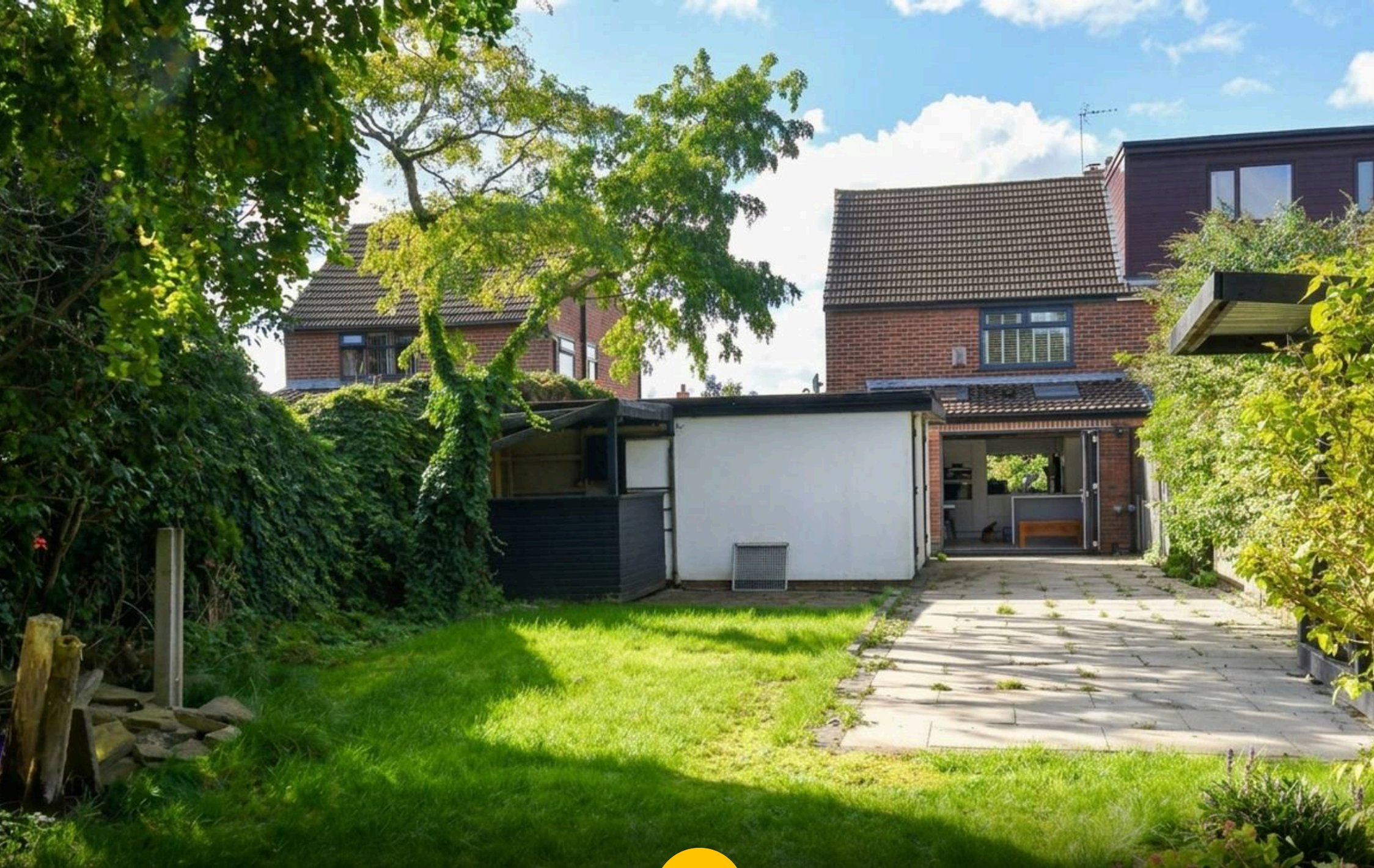




Chestnut Drive South, Leigh

Leigh



In Excess of £325,000

61 Chestnut Drive South

Leigh

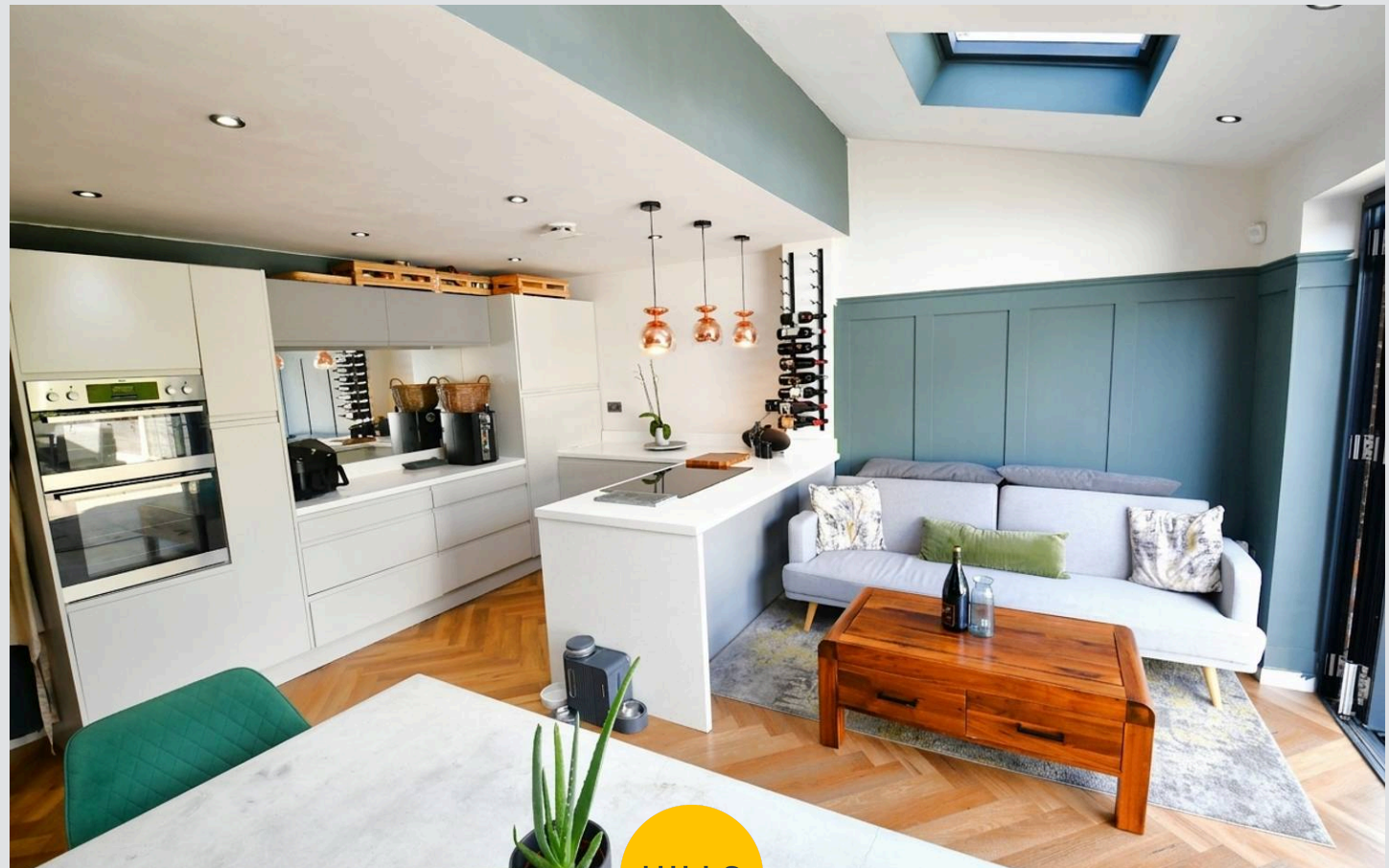
RARE OPPORTUNITY - OVER 180FT GARDEN

Beautifully Presented, Extended Three Bedroom Semi-Detached Property with an OVER 180FT GARDEN, and an Office/Bar! Situated in the Prestigious Pennington Area

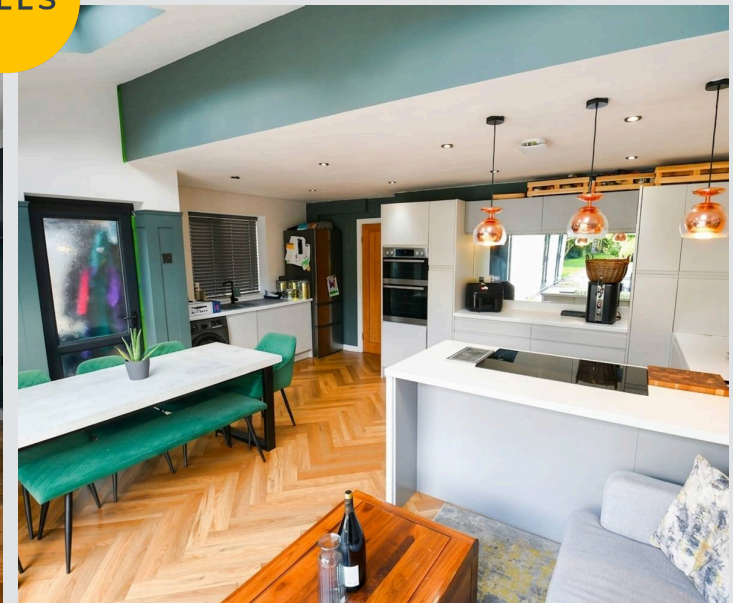
Council Tax band: C

Tenure: Leasehold

- Beautifully Presented, Extended Three Bedroom Semi-Detached Property
- Featuring an Over 180FT Garden that Backs onto Hope Carr Nature Reserve
- Benefits from a Bar/Office and a Storage Room
- Situated in the Prestigious Pennington Area
- Large, Open Plan Living, Dining and Kitchen Area with Bi-Folding Doors
- Spacious, Bay-Fronted Family Lounge with a Feature Fireplace
- Three Generously-Sized Bedrooms
- Modern, Three-Piece Family Bathroom
- Driveway for Off-Road Parking
- Close to Transport Links into Manchester and Warrington. Also Within Easy Access of Local Amenities and Pennington Flash Nature Reserve



HILLS



Entrance Hallway

Lounge

13' 10" x 11' 5" (4.22m x 3.48m)

Open Plan Living, Dining and Kitchen Area

17' 11" x 17' 4" (5.47m x 5.28m)

Side Porch

7' 11" x 2' 9" (2.41m x 0.84m)

Landing

Bedroom One

10' 4" x 100' 1" (3.15m x 30.50m)

Bedroom Two

11' 8" x 9' 6" (3.55m x 2.89m)

Bedroom Three

8' 8" x 8' 2" (2.65m x 2.49m)

Bathroom

7' 7" x 5' 11" (2.30m x 1.81m)

Office/Bar

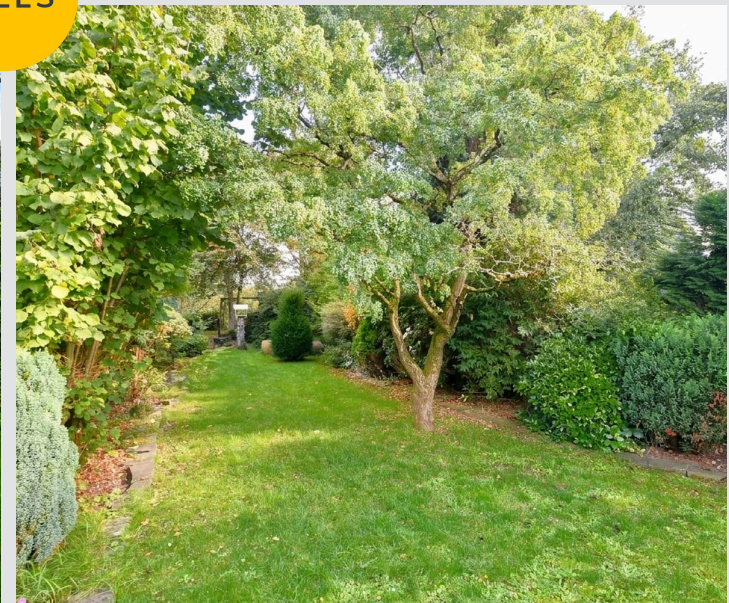
16' 10" x 7' 2" (5.14m x 2.18m)

Storage Room

17' 7" x 7' 9" (5.37m x 2.36m)



HILLS



Entrance Hallway

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Open Plan Living, Dining and Kitchen Area

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Landing

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10' 4" x 10' 1" (3.15m x 3.05m)

Bedroom Two

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Bedroom Three

8' 8" x 8' 2" (2.65m x 2.49m)

Bathroom

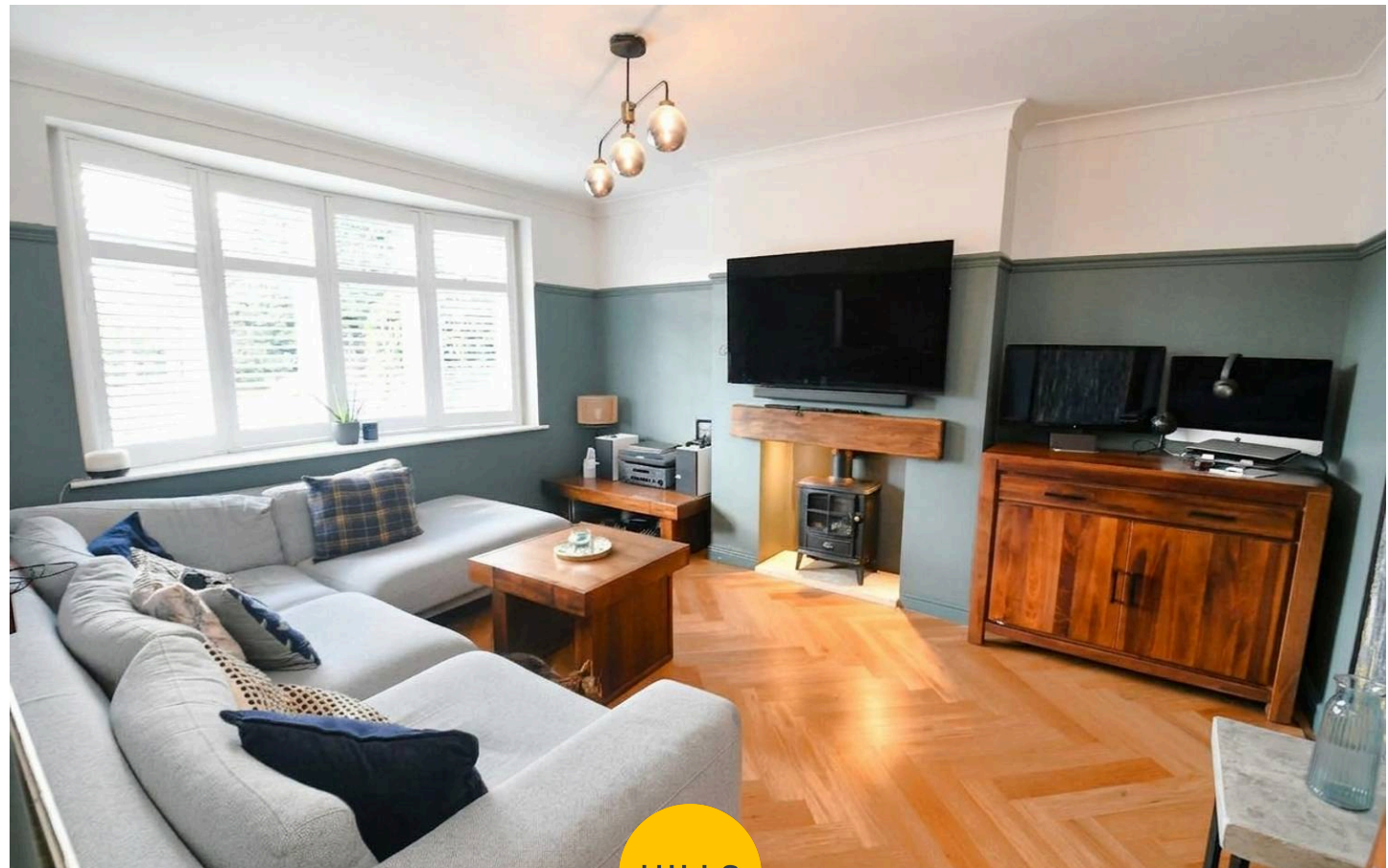
7' 7" x 5' 11" (2.30m x 1.81m)

Office/Bar

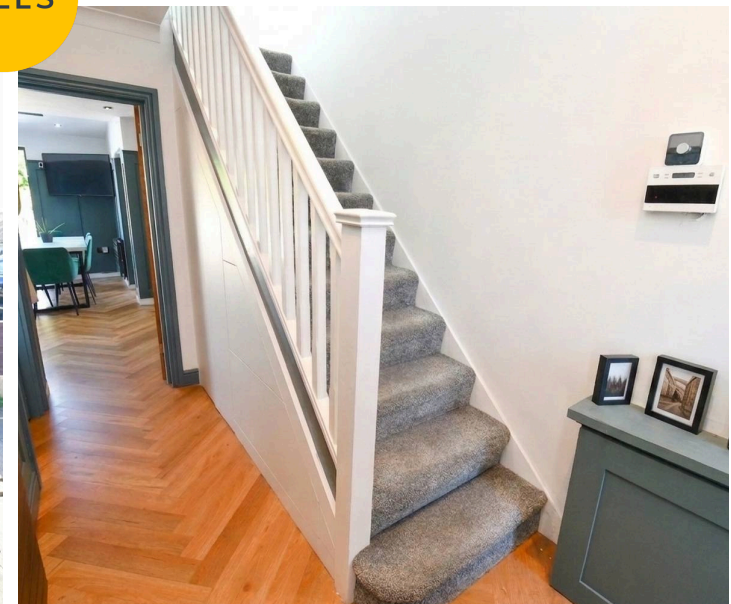
16' 10" x 7' 2" (5.14m x 2.18m)

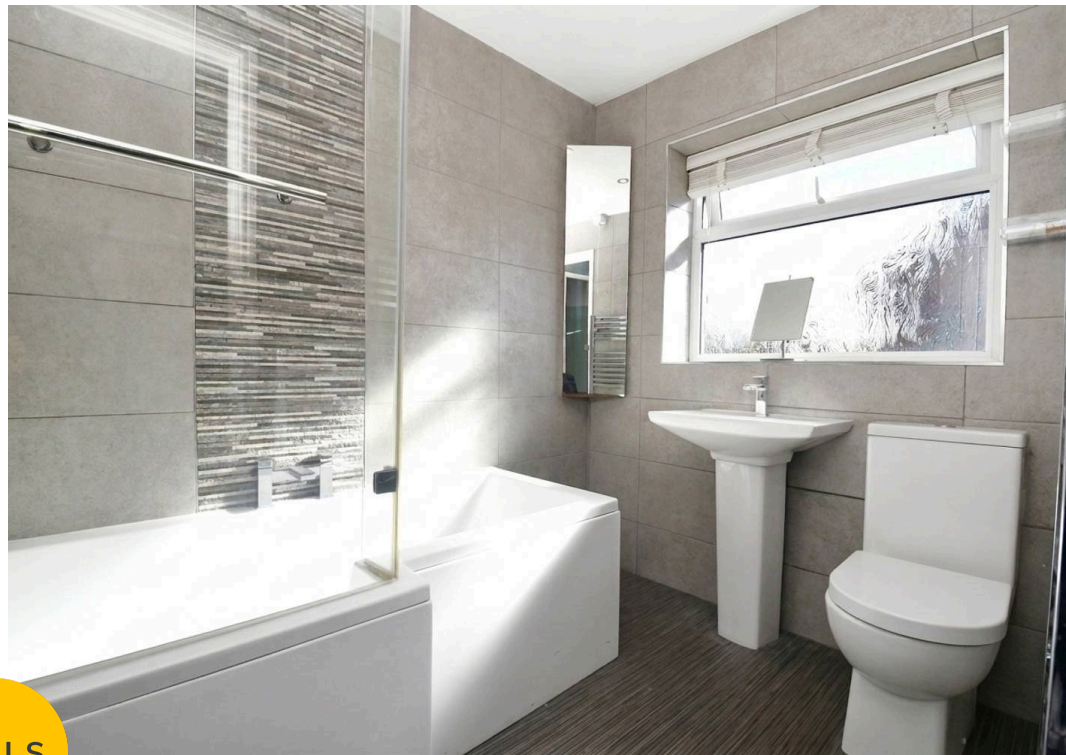
Storage Room

17' 7" x 7' 9" (5.37m x 2.36m)



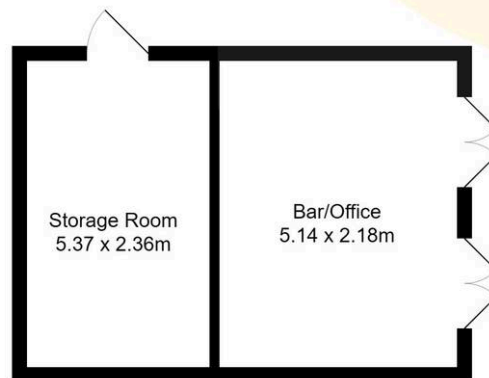
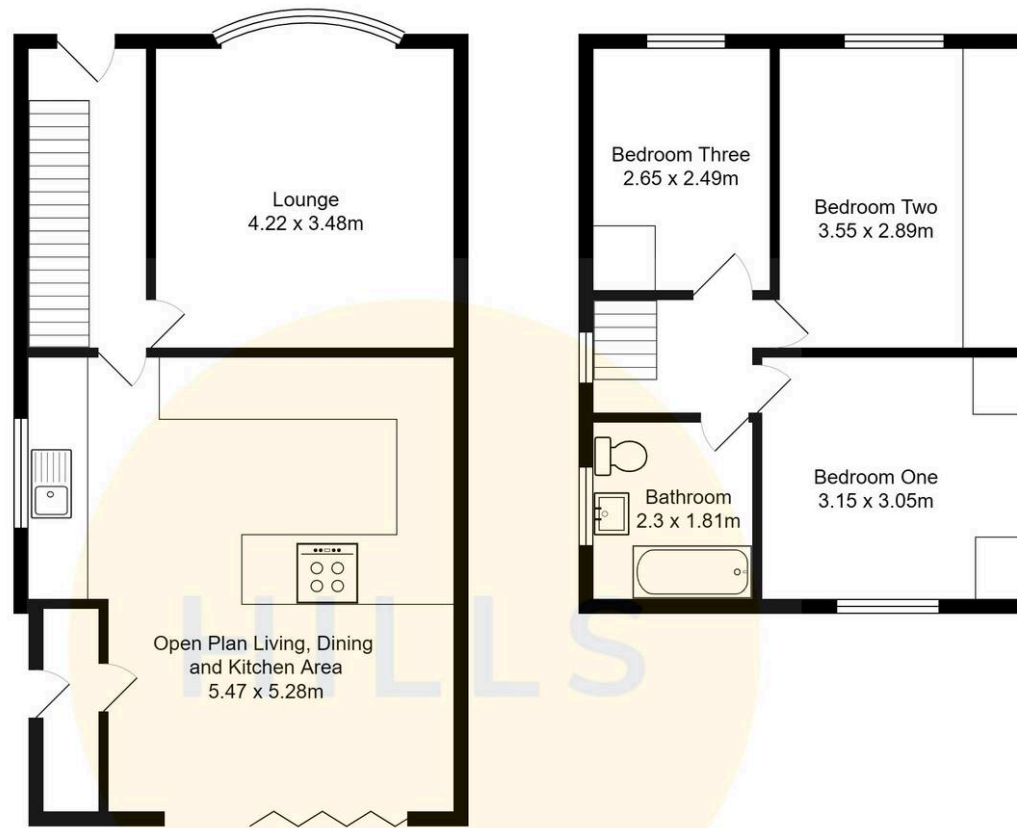
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per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