



## 23 Youd Street, Leigh, WN7 4BY Offers Over £115,000

CASA SALES AND LETTINGS are delighted to bring this two bedroom end terraced property to the market FOR SALE. Situated in a popular residential area of Leigh, this home offers spacious accommodation throughout and is ideally located close to local amenities, schools, and excellent commuter links. Offered with NO ONWARD CHAIN.

The accommodation is in need of some updating which is mainly cosmetic work and briefly comprises an entrance into a welcoming lounge featuring a fireplace with a gas fire. To the rear is a spacious dining room providing good space for dining, with useful understairs storage and access to a separate kitchen.

The kitchen is fitted with a range of wall and base units, offering ample storage and space for appliances. A side access door leads out to the enclosed, low-maintenance rear yard.

To the first floor are two bedrooms along with a modern family bathroom fitted with a modern three-piece suite comprising bath with shower over, sink and W/C.

Ideally situated close to a wide range of local amenities including shops, schools, and public transport links. The property is conveniently located near the East Lancashire Road, providing easy access into both Manchester and Liverpool, whilst the V1 Guided Busway offers direct routes into Manchester City Centre. Parsonage Retail Park is also a short drive away.

An ideal opportunity for first time buyers, downsizers, or investors alike. Early viewing is highly recommended.

Entrance/Lounge 13'6" x 11'10" (4.12 x 3.63)

Laminate flooring, UPVC double glazed window, fan light window above front door, ceiling light, meter cupboard. Fire place with gas fire, radiator and door to dining room.

Dining Room 13'11" x 12'11" (4.26 x 3.95)

Laminate flooring, UPVC double glazed window, ceiling light, radiator. Shelving around doors leading to kitchen, stairs, and door to understairs.

Kitchen 7'4" x 12'0" (2.24 x 3.66)

Tile effect laminate flooring, UPVC double glazed window, ceiling light, hardwood door to side. Fitted wall and base units, stainless steel sink with chrome hot and cold tap. Integrated oven with 4 ring gas hob and extractor fan. Main combi boiler, radiator and vent.

Landing 5'4" x 6'3" (1.63 x 1.92)

Ceiling light and smoke alarm

Bedroom 1 13'0" x 13'0" (3.98 x 3.97)

Laminate flooring, UPVC double glazed window, radiator and ceiling light.

Bedroom 2 12'5" x 7'2" (3.8 x 2.2)

UPVC double glazed window, ceiling light, loft hatch.

Bathroom 6'3" x 6'11" (1.91 x 2.11)

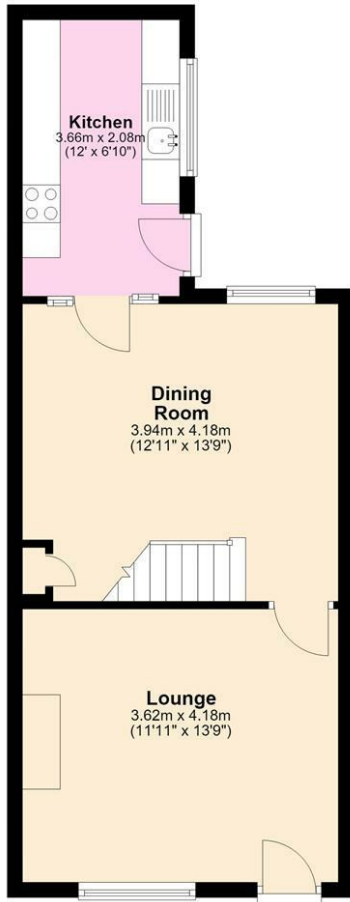
Tile effect vinyl floor, UPVC double glazed window with opaque glass, ceiling light. Modern 3 piece suite with shower over bath, W/C, sink with chrome hot and cold tap, part tiled around bath, radiator.

Yard

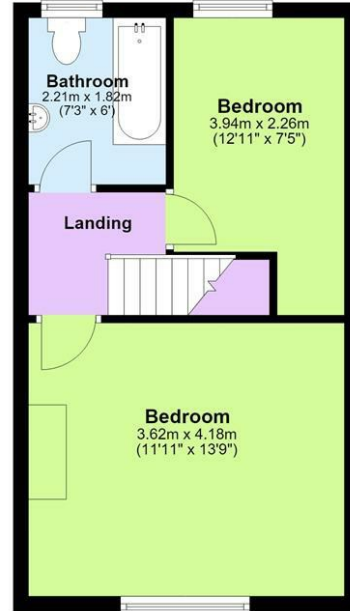
Enclosed garden with brick walls and paved flooring and gate to rear.

# Floor Plan

## Ground Floor

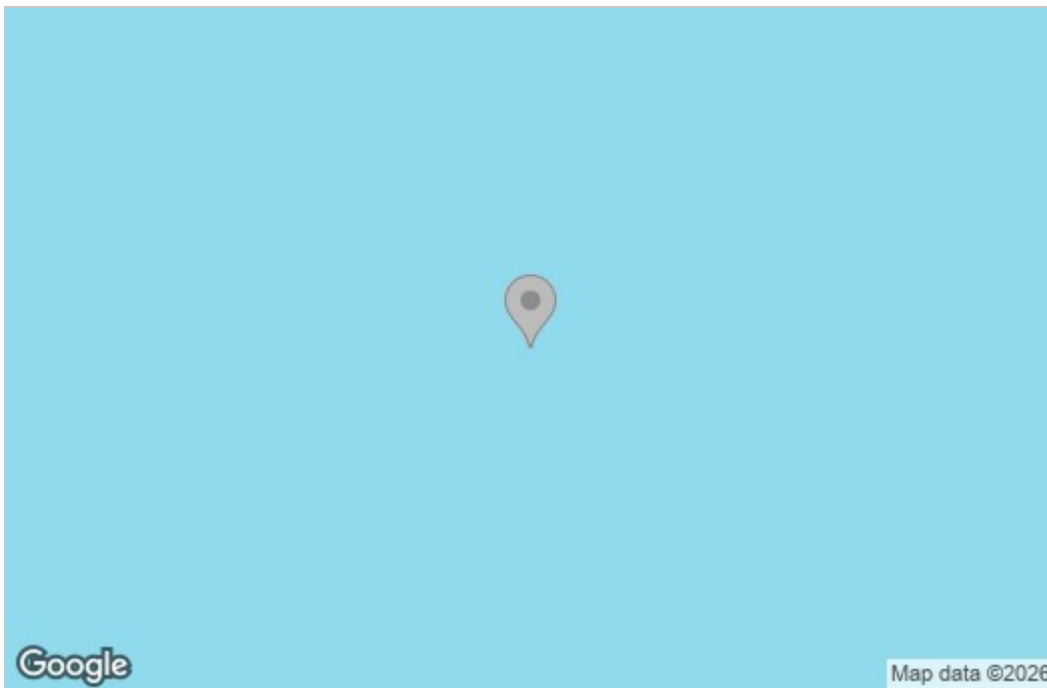


## First Floor

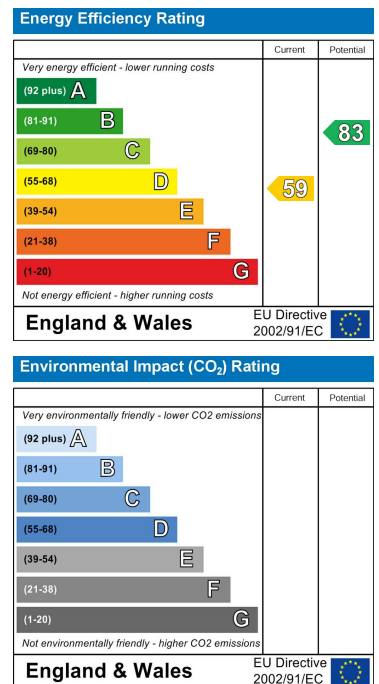


Total area: approx. 71.7 sq. metres (771.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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