



Leigh Road, Leigh

Leigh

HILLS

In Excess of £375,000

# 651 Leigh Road

Leigh

Immaculately Presented Three Bedroom Detached Bungalow Occupying a Generous Plot – Along with a Loft Conversion Adding the Extra Bedroom, W/C, Lounge and Office!

Council Tax band: D

Tenure: Leasehold

- Immaculately Presented Three Bedroom Detached Bungalow – with a Loft Conversion Adding the Extra Bedroom, W/C, Lounge and Office
- Conveniently Located on the Border of Leigh and Atherton, Within Easy Access of Amenities and Transport Links
- Large Lounge and Dining Rooms
- Generously-Sized Modern Kitchen Diner with Patio Doors to the Rear
- Three Generous Double Bedrooms
- Large, Modern Four-Piece Bathroom
- Benefits from an Office and a W/C Upstairs
- Beautifully Presented, Low-Maintenance Gardens to the Front and Rear
- Driveway Providing an Abundance of Off-Road Parking
- Viewing is Highly Recommended!



HILLS



### Entrance Hallway

### Bedroom Two

13' 1" x 11' 11" (3.99m x 3.62m)

### Bedroom Three

12' 11" x 9' 9" (3.93m x 2.97m)

### Bathroom

10' 4" x 9' 11" (3.16m x 3.01m)

### Living Room

19' 2" x 12' 11" (5.84m x 3.93m)

### Dining Room

12' 11" x 9' 4" (3.94m x 2.84m)

### Kitchen Diner

22' 7" x 9' 9" (6.89m x 2.97m)

### Lounge/Cinema Room

16' 7" x 11' 5" (5.05m x 3.48m)

### Office

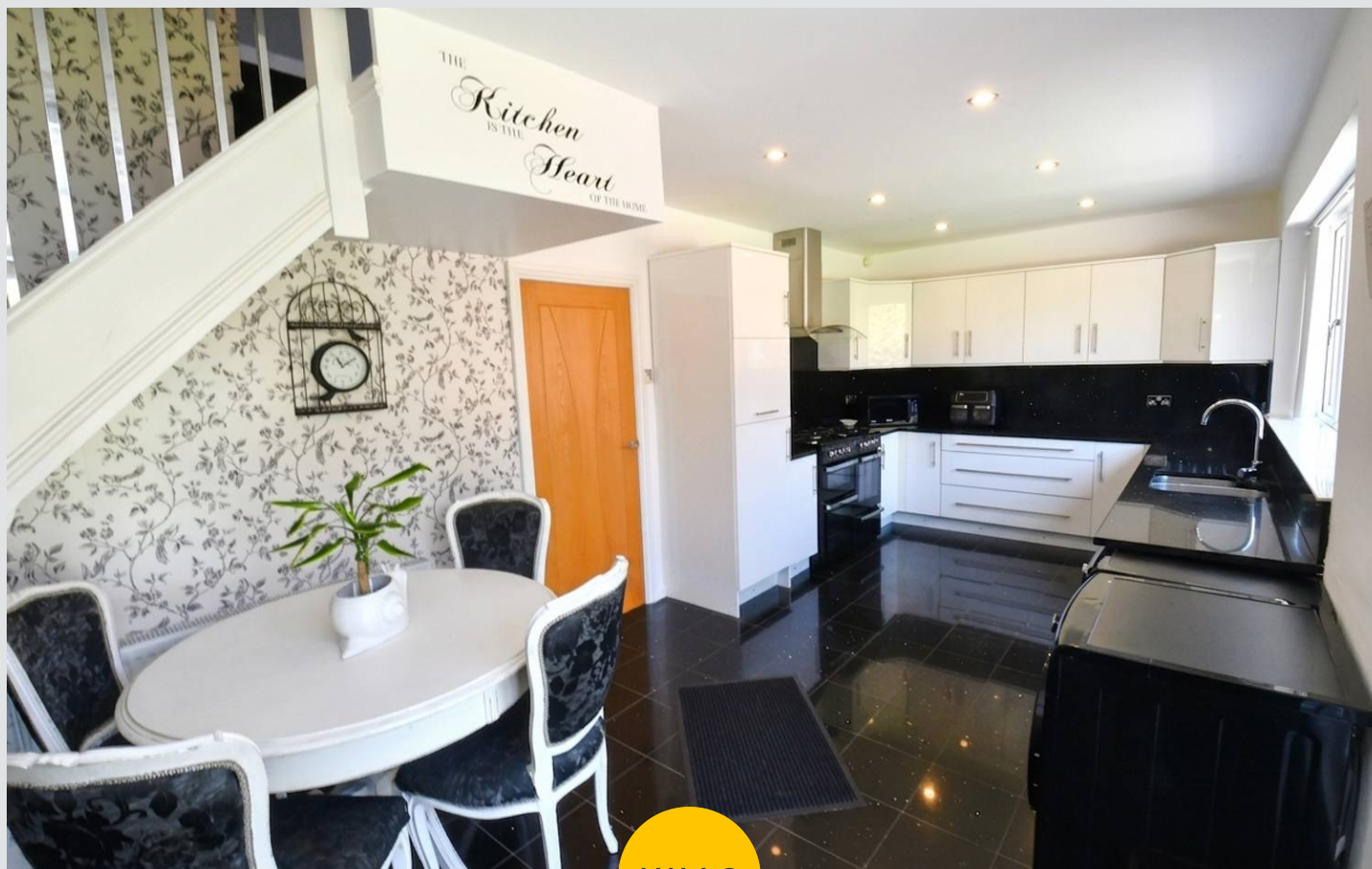
11' 7" x 11' 5" (3.53m x 3.49m)

### Bedroom One

17' 9" x 11' 1" (5.41m x 3.39m)

### w/c

5' 10" x 3' 7" (1.77m x 1.10m)



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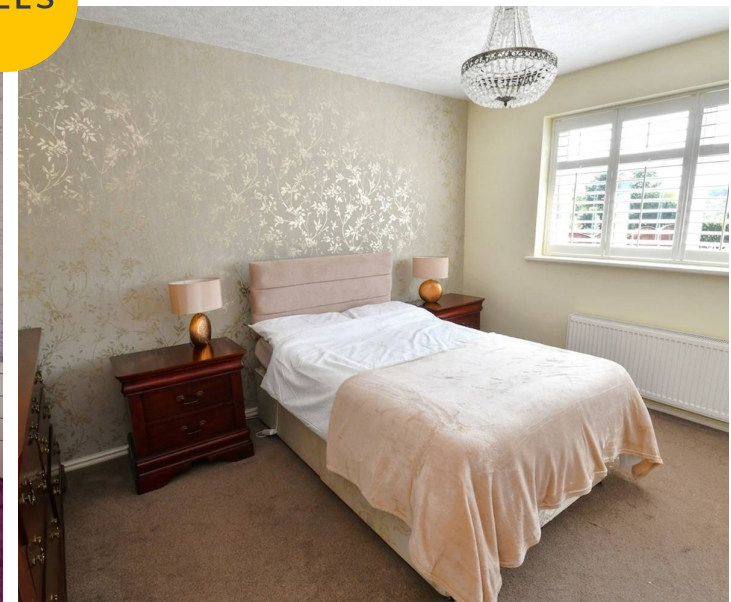
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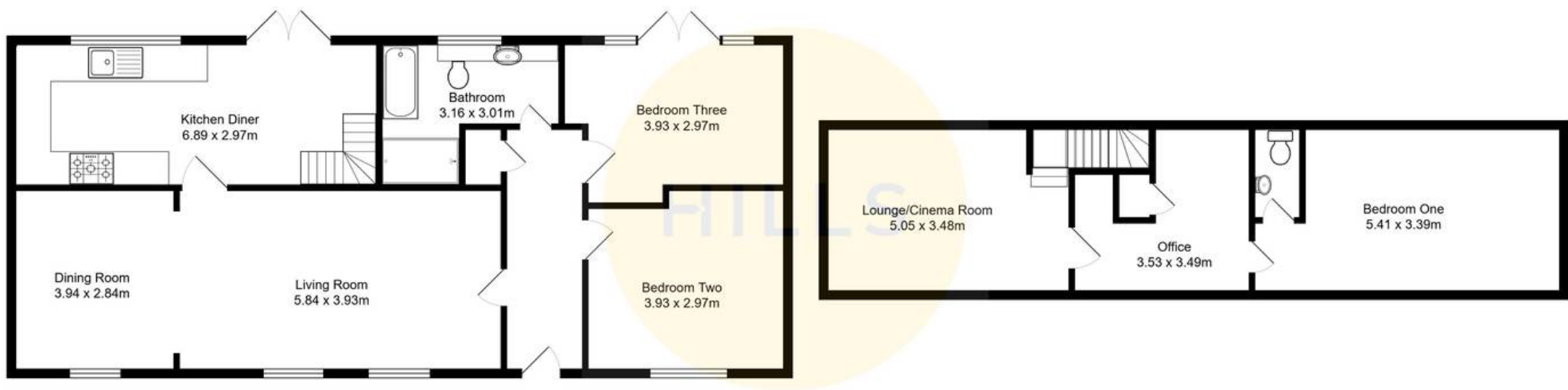
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per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