



112 Tiverton Avenue, Leigh, WN7 5BF
Offers in excess of £235,000

FRONT

Pathway, slate chippings, hedging, views over water, driveway to side.

GROUND FLOOR

Entrance Hall

Wood flooring, door to living room, door to kitchen/diner, stairs to first floor.

Living Room 15'1" x 10'2" (4.6m x 3.1m)

Wood floor, radiator, window to side and front, painted walls.

Kitchen/Diner 15'1" x 10'5" (4.6m x 3.2m)

Integrated oven, gas hob, extractor, washing machine, dishwasher, fridge freezer, tiled floor, window to front, double doors to side, painted walls.

Cloaks/WC 5'10" x 3'7" (1.8m x 1.1m)

Toilet, sink, radiator, tiled and painted walls, tiled floors.

SECOND FLOOR

Bedroom 12'5" x 8'2" (3.8m x 2.5m)

Front and side facing, carpet, window to front and side, painted walls, radiator.

Bedroom 12'5" x 8'2" (3.8m x 2.5m)

Front and side facing, window to front and side, carpet, radiator.

Bedroom 6'10" x 6'2" (2.1m x 1.9m)

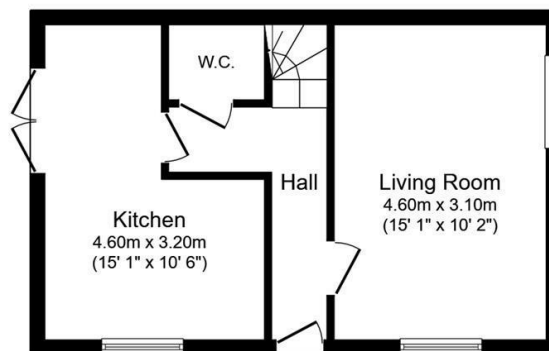
Side facing, painted walls, window to side, carpet, radiator.

Bathroom 7'6" x 6'2" (2.3m x 1.9m)

Side facing, window to side, three piece suite with over bath shower, tiled floor, painted and tiled walls, radiator.

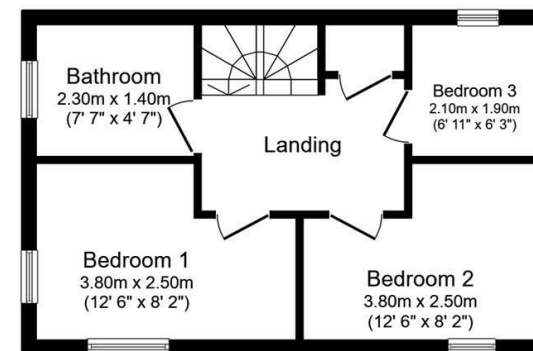
Rear Garden

Decked with slate chippings, wood fence borders, side access, shed, pergola.



Ground Floor

Floor area 33.6 sq.m. (361 sq.ft.)



First Floor

Floor area 33.6 sq.m. (361 sq.ft.)

Total floor area: 67.2 sq.m. (723 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io