



## 55 Pennington Road

, Leigh, WN7 3HR

Offers in excess of £180,000

JonesPottsTaylor are delighted to present FOR SALE this three bedroom semi-detached property. Situated in the residential location of Pennington in Leigh, close to local schools, shops, amenities and transport links. The property briefly comprises of; entrance hallway, living room, a separate kitchen / dining room with French doors opening to the rear garden. To the first floor are two well proportioned bedrooms, a single bedroom and a further shower room with three piece suite. Outside to the front is an enclosed garden and driveway, providing off road parking for two vehicles, whilst to the rear is an enclosed low maintenance garden.

Viewings for this property are a must, it offers a generous outside space.

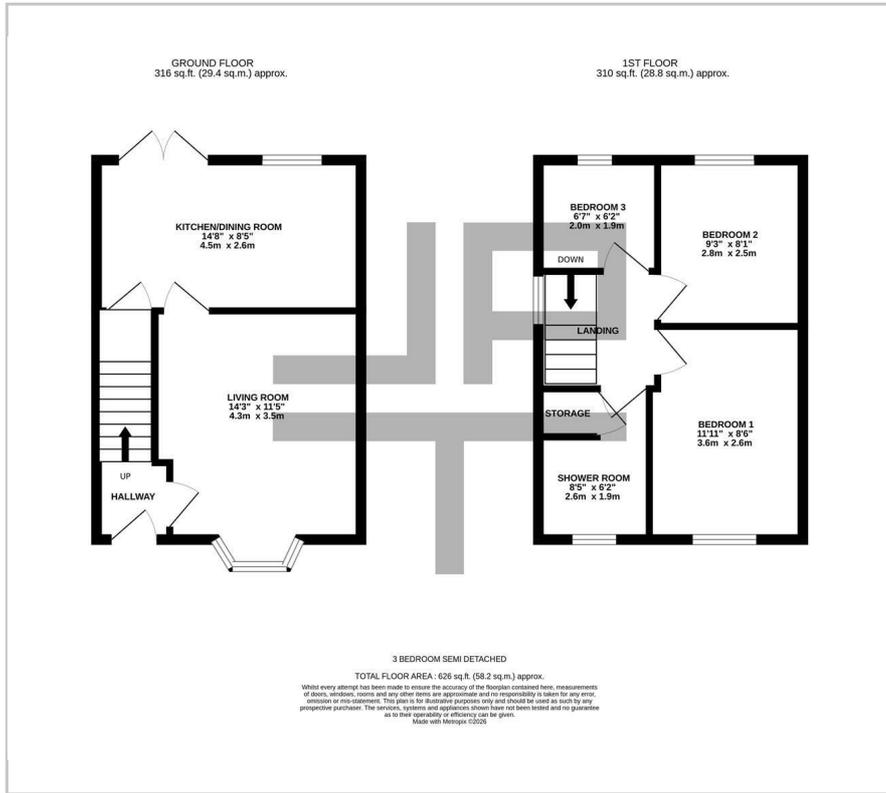
### Viewing

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.

- No Onward Chain
- Close To Transport And Network Links
- South Facing Rear Garden
- Private Driveway
- Gas Central Heating
- UPVC Double Glazed Windows



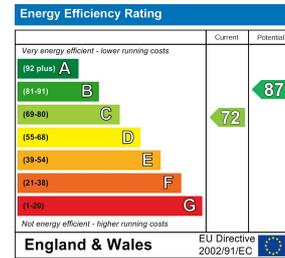
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.