



June Avenue

Leigh



In Excess of **£180,000**

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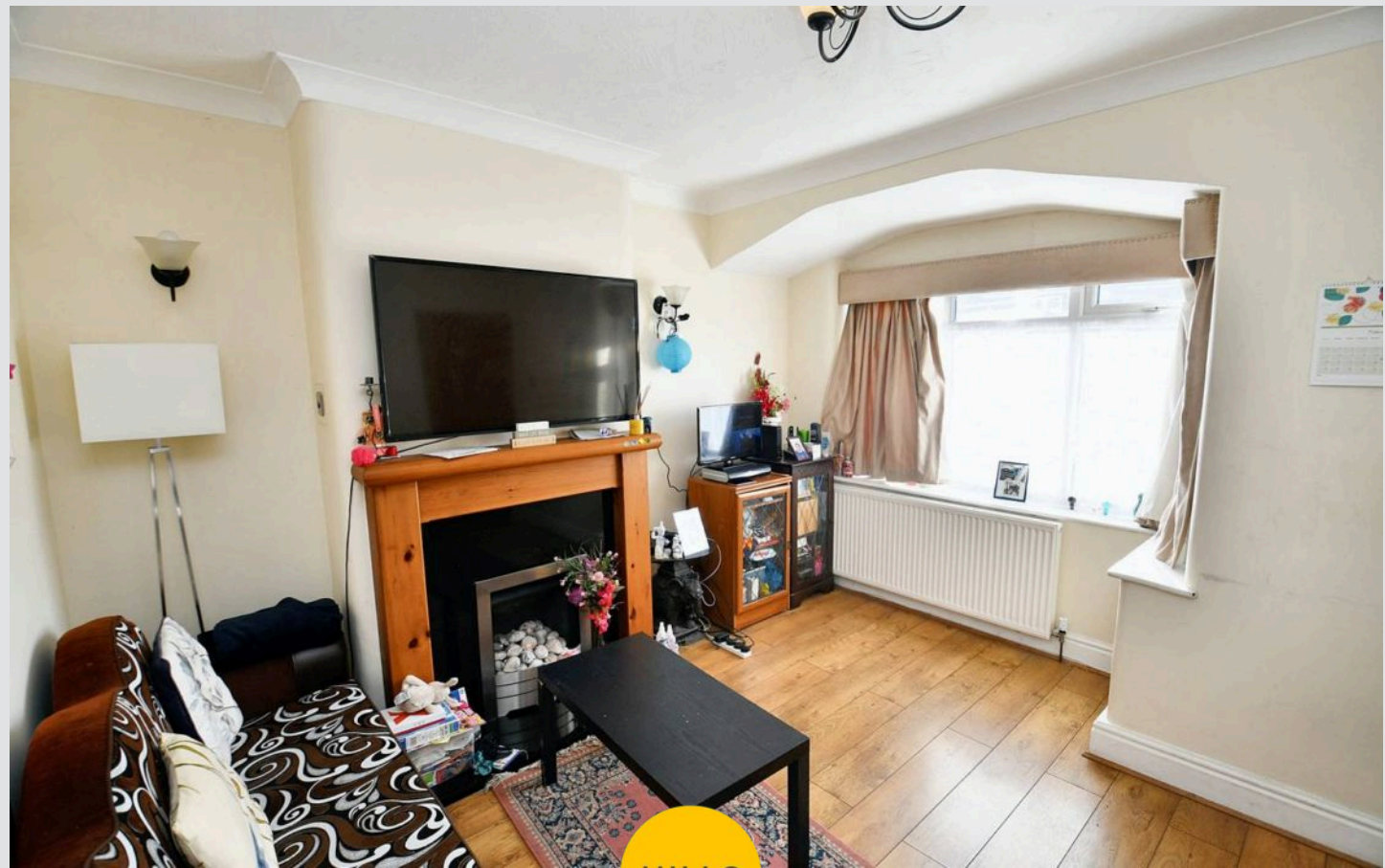
Leigh

****Spacious Three Bedroom Semi-Detached Family Home, Complete with a Modern Kitchen Diner, Conservatory and a Driveway for Off-Road Parking!****

Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom Semi-Detached Family Home
- Bay-Fronted Lounge
- Modern Kitchen Diner
- Benefits from a Conservatory
- Three Well-Proportioned Bedrooms
- Wet Room Style Shower Room
- Driveway for Off-Road Parking to the Front
- Generously-Sized Garden to the Rear Complete with Decking and a Stoned Area
- Within Easy Access of Parsonage Retail Park and Leigh Town Centre, Providing a Range of Amenities
- Great First Time Home or Investment



Porch

Complete with a ceiling light point and laminate flooring.

Lounge

12' 2" x 9' 7" (3.72m x 2.91m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

Kitchen / Diner

16' 10" x 12' 3" (5.12m x 3.74m)

Featuring complementary fitted units with space for a freestanding oven, washing machine and dryer. Complete with ceiling spotlights, ceiling light point, double glazed window and wall mounted radiator.

Conservatory

11' 1" x 9' 6" (3.37m x 2.89m)

Complete with a ceiling light point and laminate flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom One

11' 1" x 8' 4" (3.38m x 2.55m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

10' 11" x 8' 5" (3.32m x 2.57m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.



Bedroom Three

7' 7" x 6' 0" (2.30m x 1.84m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with wall mounted radiator. Fitted with carpet flooring.

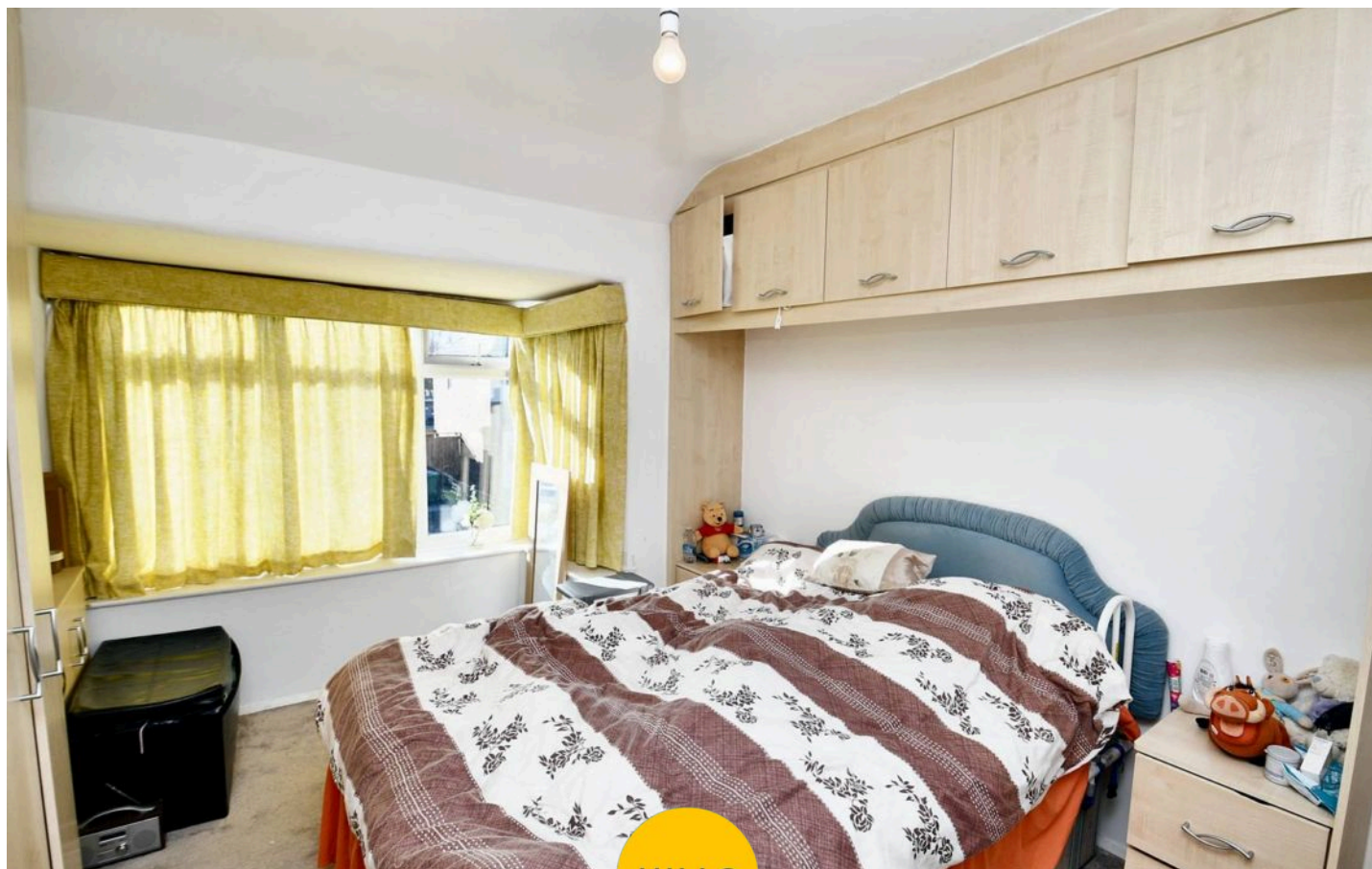
Wet Room

5' 11" x 5' 0" (1.80m x 1.52m)

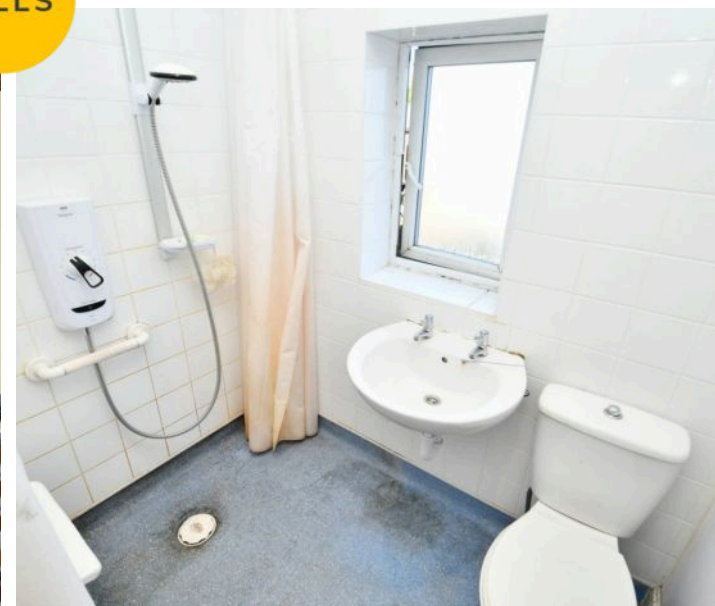
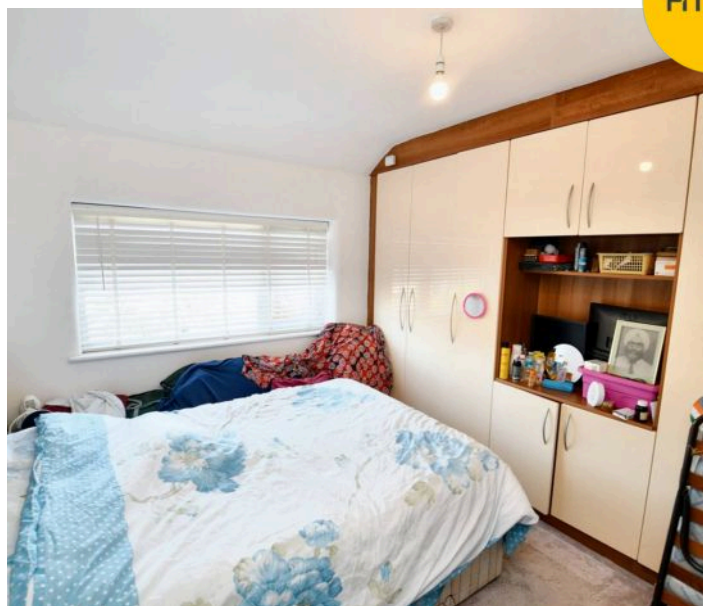
Featuring a three piece suite including shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and tiled walls.

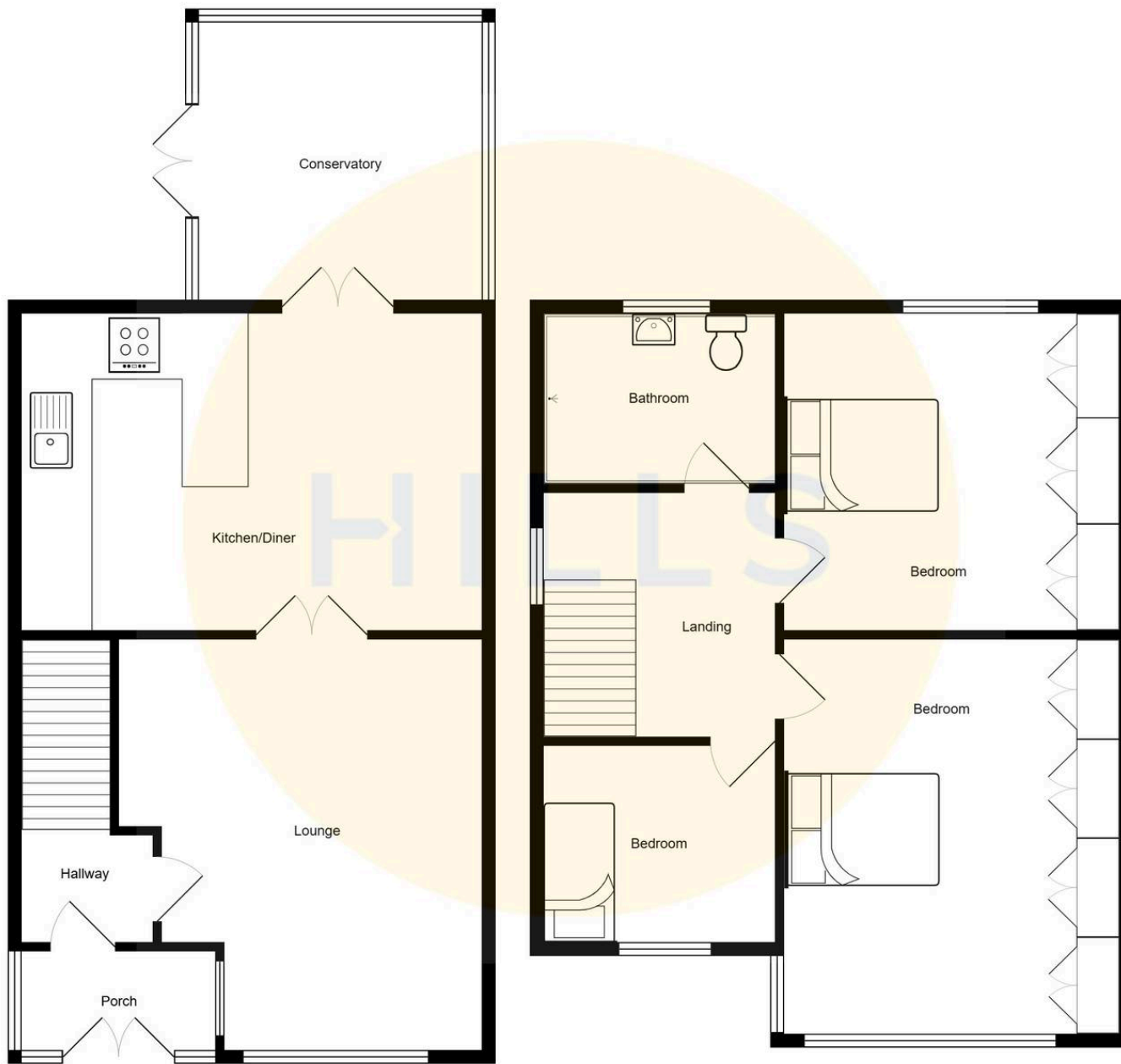
External

To the front of the property is a driveway. To the rear of the property is a low maintenance garden with decking and stones.



HILLS







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.