

37 Tinsley Green Way

, Leigh, WN7 4RP

Price £329,995

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Sapphire Homes are delighted to offer For Sale this beautiful property located in a quiet cul de sac position and is within close proximity to local schools, amenities and transport links as well as the Leeds Liverpool canal with picturesque views and walks as well as Pennington Wharf Marina and Pennington Flash all being a short walk from the property. Additionally, the East Lancashire Road and motorway networks are within easy reach making it perfect for those requiring commuter links. The accommodation briefly comprises of a welcoming entrance / hallway, W.C., generous living room to the front elevation with open views and to the rear elevation there is a modern fitted dining / kitchen with integrated appliances and French doors leading out to the rear garden as well as access to a useful utility room. To the first floor the landing offers access to four well appointed bedrooms with the master benefiting from a beautiful ensuite and there is a family bathroom with modern three piece suite in white. The property is warmed by Gas Central Heating and also boasts a beautiful decor throughout and UPVC double glazed windows and doors. Externally to the front elevation there is a small low maintenance garden area with driveway to the side elevation leading to a detached garage. To the rear elevation there is a low maintenance garden which has been recently landscaped with gated access, decking area, artificial lawns and well stocked borders with fenced perimeter. The property is perfect for couple or family and early viewing is highly recommended to appreciate this wonderful property.







GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Utility Room

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

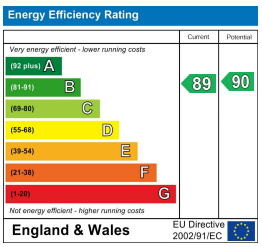
Area Map

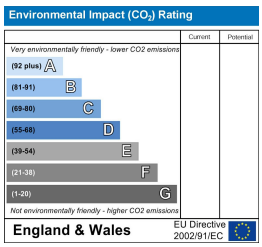


Floor Plans



Energy Efficiency Graph





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