



36 Hendon Street

, Leigh, WN7 1TS

Offers In The Region Of £185,000



Sapphire Homes are delighted to offer For Sale this extended three bedroom semi detached family home that is located in a popular residential location and offers close proximity to local schools, amenities and transport links as well as being within walking distance of the guided bus route and Leigh town centre and hospital. In brief the accommodation comprises of entrance / hallway, generous lounge which is open plan to a dining area / reception 2 and there is an extended fitted kitchen with door to the rear rear garden. To the first floor the landing provides access to 3 bedrooms with two benefitting from fitted robes and the family bathroom has a three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from UPVC double glazing throughout and whilst it requires some modernisation and cosmetic improvements throughout, the property offers lots of potential to buyer to improve and add value to this family home. Externally there is off road parking to the front elevation with well stocked borders and access to the side elevation. To the rear the garden enjoys a private aspect with patio area, lawn, well stocked borders and perimeter fencing. Early internal viewing is recommended to appreciate in full. Offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen

W.C.

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

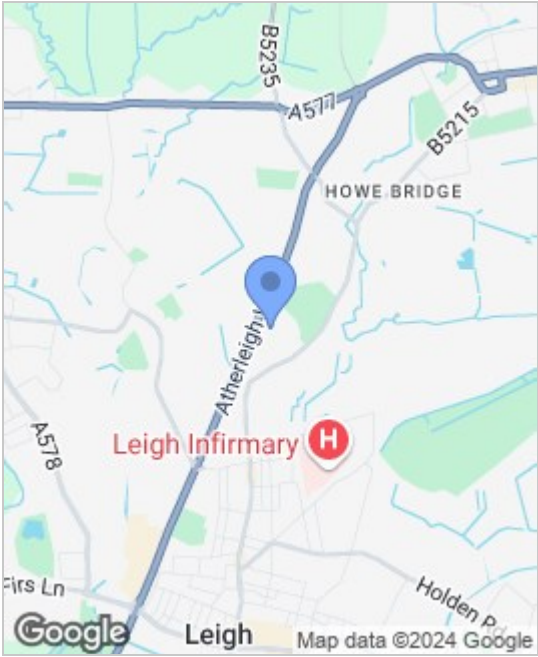
Bedroom 3

Bathroom

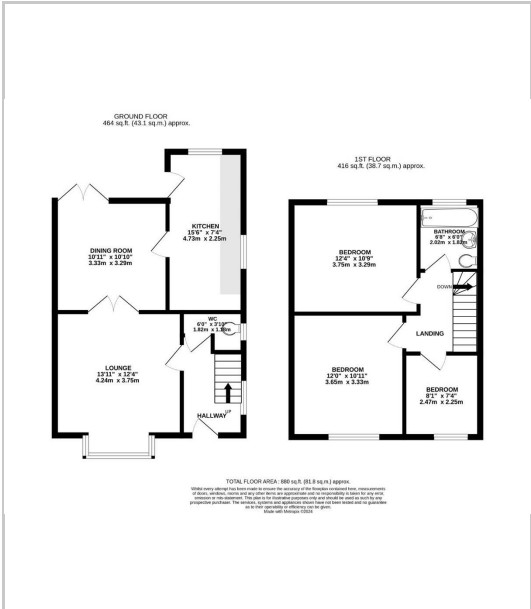
EXTERNAL

Rear Garden

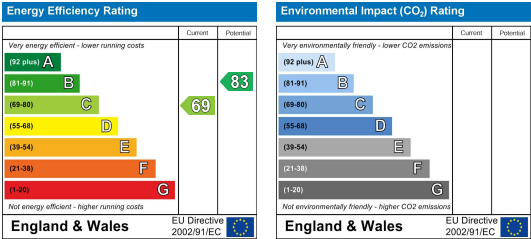
Area Map



Floor Plans



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

