



29 Ringway Avenue

, Leigh, WN7 1TX

Price £245,000



Sapphire Homes are delighted to bring to market this stunning 3 bedroom extended semi detached family home in a much sought after location in Leigh, offering a quiet setting whilst also being close to excellent local schools, amenities and transport links including the East Lancashire road and its network connections. In brief the accommodation comprises of entrance / hallway, bay fronted lounge with feature fire and through dining room which provides access to an extended modern fitted kitchen with access to the side elevation and to the rear elevation there is a further reception room with doors leading out to the rear garden. To the first floor the landing provides access to three generous bedrooms with one benefitting from fitted robes and there is a family bathroom with a recently installed modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts UPVC double glazing and a stunning finish and décor throughout. Externally the property is positioned on a generous plot and to the front elevation there is a lawn, brick perimeter wall and well stocked borders and driveway with ample off road parking which leads to a detached garage. To the rear elevation the property enjoys a private aspect which is perfect for entertaining friends / family in the summer months and has a patio area, established lawn, well stocked border and perimeter fencing. To the rear of the garage area there is a converted bar area and small music studio which could be adapted for other uses. This property is likely to appeal to couple or family and early internal viewing is a must to appreciate this stunning family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

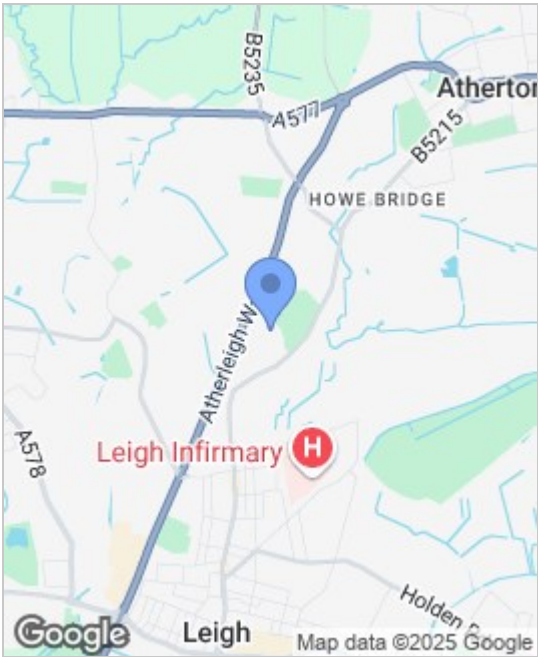
EXTERNAL

Rear Garden

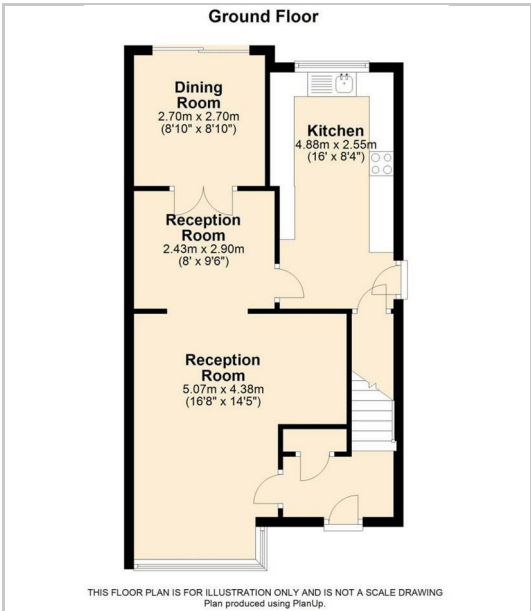
Garage

Garden Room & Studio (Rear Garage)

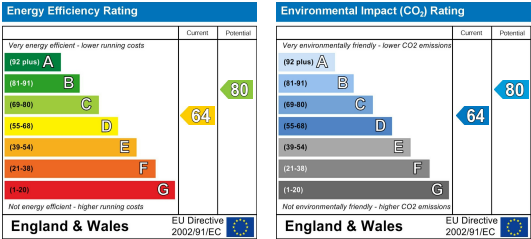
Area Map



Floor Plans



Energy Efficiency Graph



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