



## Hope Street, Leigh

Situated in an established residential location is this larger than average bay fronted mid terrace property offering a very attractive and uniquely designed family home with three bedrooms, two reception rooms and patio garden to the rear with large shed providing a great entertaining space. The property is within easy access to local amenities, public transport routes and local schools.

**Asking Price £200,000**

# 227 Hope Street

Leigh, WN7 1NS



## In further the accommodation comprises :

### GROUND FLOOR :

#### ENTRANCE HALLWAY

Period front door with stained glass window and matching side panels. Wooden Flooring. Radiator

#### LOUNGE

14'4" (max) x 12'8" (max) (4.37m (max) x 3.86m (max))

Bay window. Period tiled fireplace. TV Point. Wooden Flooring. Radiator.

#### DINING ROOM

14'7" (max) x 12'8" (max) (4.45m (max) x 3.86m (max))

Attractive Fireplace with Gas Fire. Wooden

Flooring. Radiator. Rear Bay with Double doors to rear.

#### KITCHEN

8'11" (max) x 7'4" (max) (2.72m (max) x 2.24m (max))

Fully fitted with base units and wall cupboards.

Work surfaces with inset Belfast sink and mixer tap. shed used for entertaining.

Built in oven, hob and extractor. Plumbing for washing machine.

### FIRST FLOOR :

#### LANDING

#### BEDROOM

14'7" (max) x 12'8" (max) (4.45m (max) x 3.86m (max))

Bay window. Fitted wardrobes. Radiator.

#### BEDROOM

14'5" (max) x 12'8" (max) (4.39m (max) x 3.86m (max))

Radiator.

#### BEDROOM

7'10" (max) x 7'4 (max) (2.39m (max) x 2.24m (max))

Radiator.

#### SHOWER ROOM

6'2 (max) x 5'9 (max) (1.88m (max) x 1.75m (max))

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

#### OUTSIDE :

The property has a small front garden and a private paved patio garden to the rear with large

Work surfaces with inset Belfast sink and mixer tap. shed used for entertaining.

#### TENURE :

Leasehold.

### COUNCIL TAX

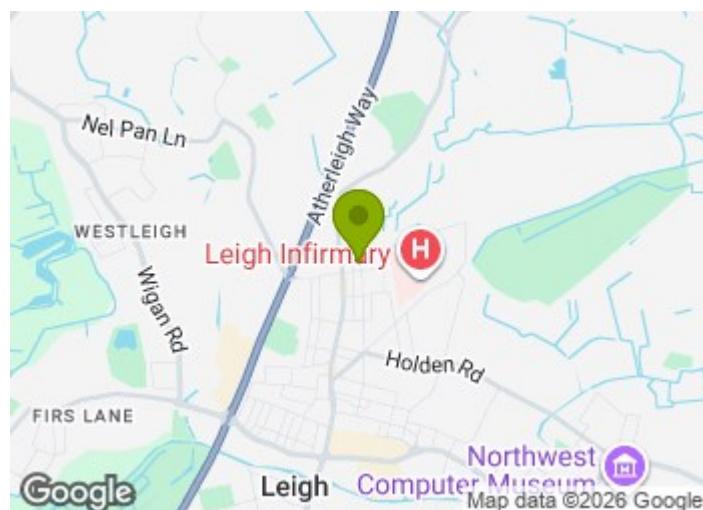
Council Tax Band B

### VIEWING :

By appointment with the agent as overleaf.

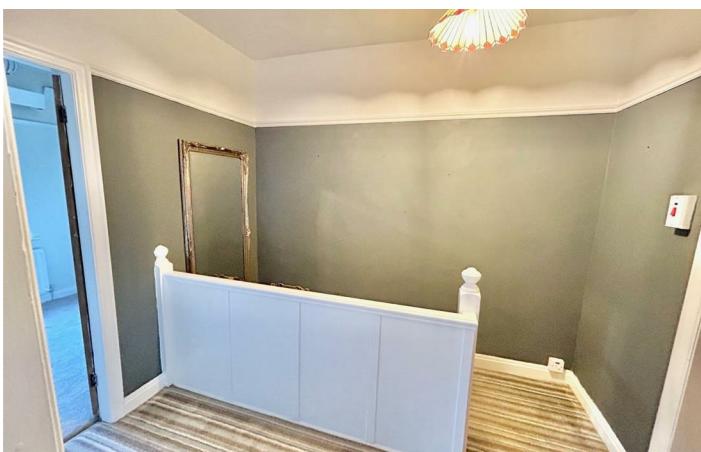
### PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

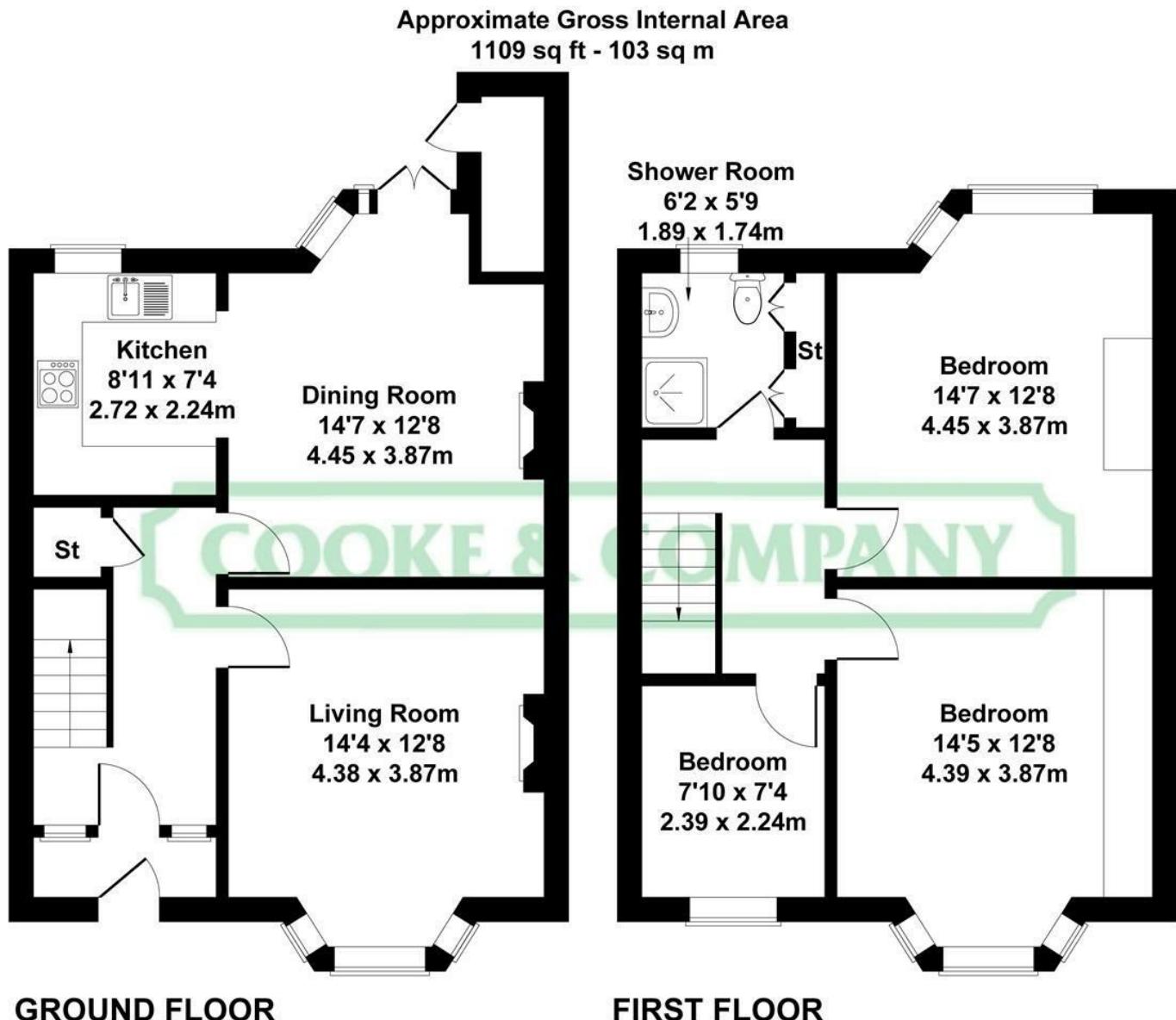


### Directions

WN7 1NS



## Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	