



Wensleydale Road, Leigh

Situated in a very popular location within walking distance of local shops and bus routes is this two bedroom semi-detached true bungalow offering attractive and spacious living accommodation to include gardens to the front and rear and the benefit of off road parking

Asking Price £249,000

20 Wensleydale Road

Leigh, WN7 2HX



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

3'6 (max) x 3'0 (max)

LOUNGE

14'10 (max) x 14'6 (max) (4.27m'3.05m (max) x 4.27m'1.83m (max))

Bay window. Radiator. TV point. Woodburner.

KITCHEN

8'11 (max) x 10'2 (max) (2.44m'3.35m (max) x 3.05m'0.61m (max))

Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Gas hob and oven. Lino flooring. Part tiled walls. Door to rear.

DINING ROOM

14'6 (max) x 11'7 (max) (4.27m'1.83m (max) x 3.35m'2.13m (max))

Radiator.

INNER HALLWAY

6'2 (max) x 7'11 (max) (1.83m'0.61m (max) x 2.13m'3.35m (max))

BEDROOM

23'10 (max) x 8'11 (max) (7.01m'3.05m (max) x 2.44m'3.35m (max))

Radiator.

BEDROOM

9'0 (max) x 7'4 (max) (2.74m'0.00m (max) x 2.13m'1.22m (max))

Radiator.

SHOWER ROOM

5'4 (max) x 7'10 (max) (1.52m'1.22m (max) x 2.13m'3.05m (max))

Heated towel rail. Low level WC. Corner shower. Built in vanity wash basin. Tiled floor and walls.

LOFT ROOM

OUTSIDE:

STORE/OFFICE SPACE

22'4 (max) x 16'4 (max) (6.81m (max) x 4.98m (max))

GARDENS

The property is garden fronted and approached by an entrance driveway offering off street parking. To the rear is a mainly laid to lawn garden with raised flower beds, established plants and shrubs and a paved patio area

TENURE

Freehold

VIEWING

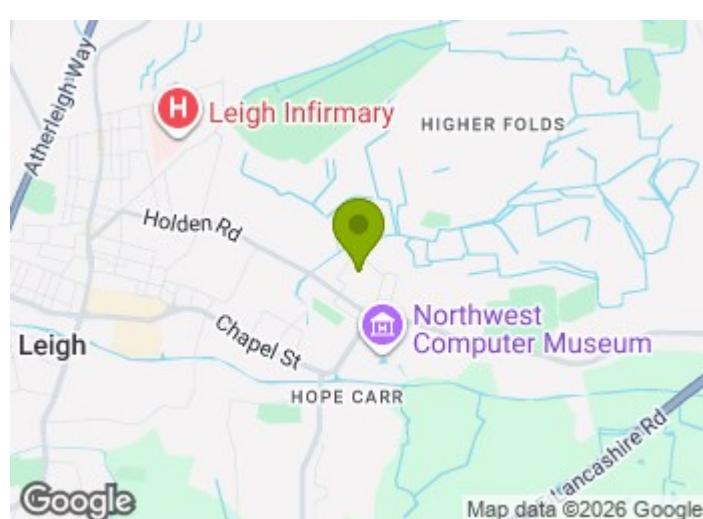
By appointment with the agents as overleaf.

COUNCIL TAX

Council

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.

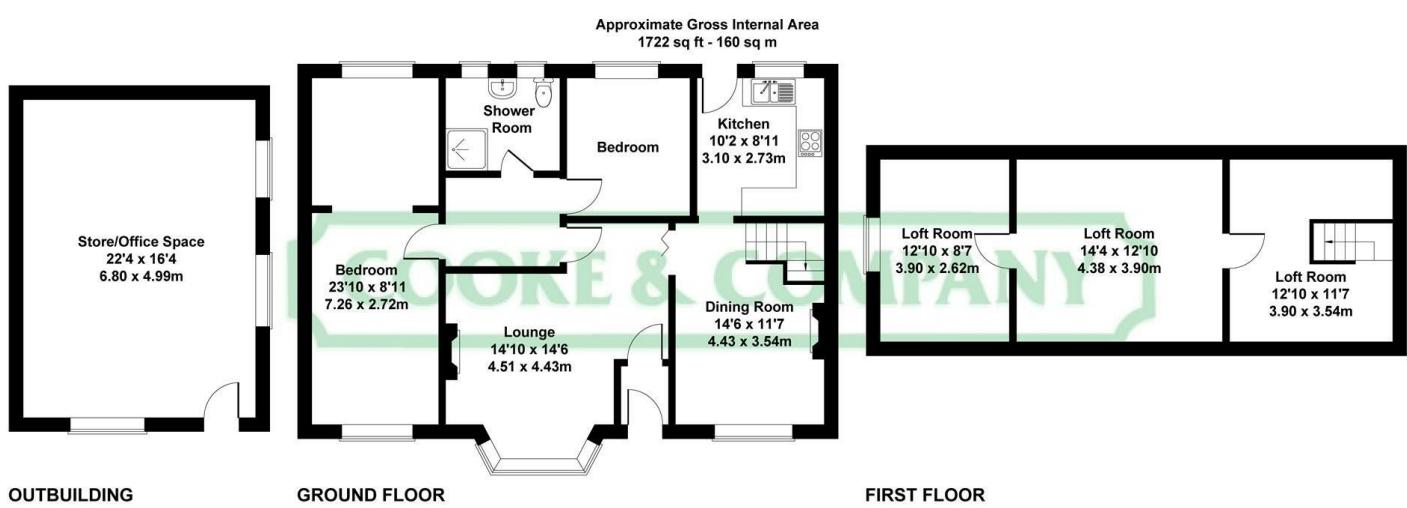


Directions

WN7 2HX



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	