



Whalley Grove, Leigh

Situated in a well-established residential location with good access to the town is this garden fronted 2 bedroom mid-terrace house with street parking and a low maintenance garden to the rear

IDEAL PROPERTY FOR A FIRST TIME BUYER
NO CHAIN
FREEHOLD PROPERTY

Asking Price £139,995

11 Whalley Grove

Leigh, WN7 5PJ



In further the accommodation comprises:-	BEDROOM 15'9 (max) x 11'2 (max). (4.57m'2.74m (max) x 3.35m'0.61m (max).) Radiator.	TENURE Freehold
GROUND FLOOR		VIEWING By appointment with the agents as overleaf.
ENTRANCE HALL/VESTIBULE		COUNCIL TAX Council Tax Band A
LOUNGE 14'0 (max) x 12'6 (max) (4.27m'0.00m (max) x 3.66m'1.83m (max)) TV point. Electric fire. Radiator	BEDROOM 12'7 (max) x 8.0 (max). (3.66m'2.13m (max) x 2.44m.0.00m (max).) Radiator.	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.
KITCHEN/DINING AREA 15'9 (max) x 9'9 (max). (4.57m'2.74m (max) x 2.74m'2.74m (max).) Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Plumbing for washing machine. Built in oven. Gas hob. Extractor fan. Door to rear of property.	BATHROOM Panelled bath. Wash basin. Low level WC. Partly tiled walls.	
FIRST FLOOR:	OUTSIDE:	
LANDING	PARKING The property offers street parking.	
	GARDEN The property is garden fronted. To the rear of the property is a low maintenance enclosed garden.	



Directions

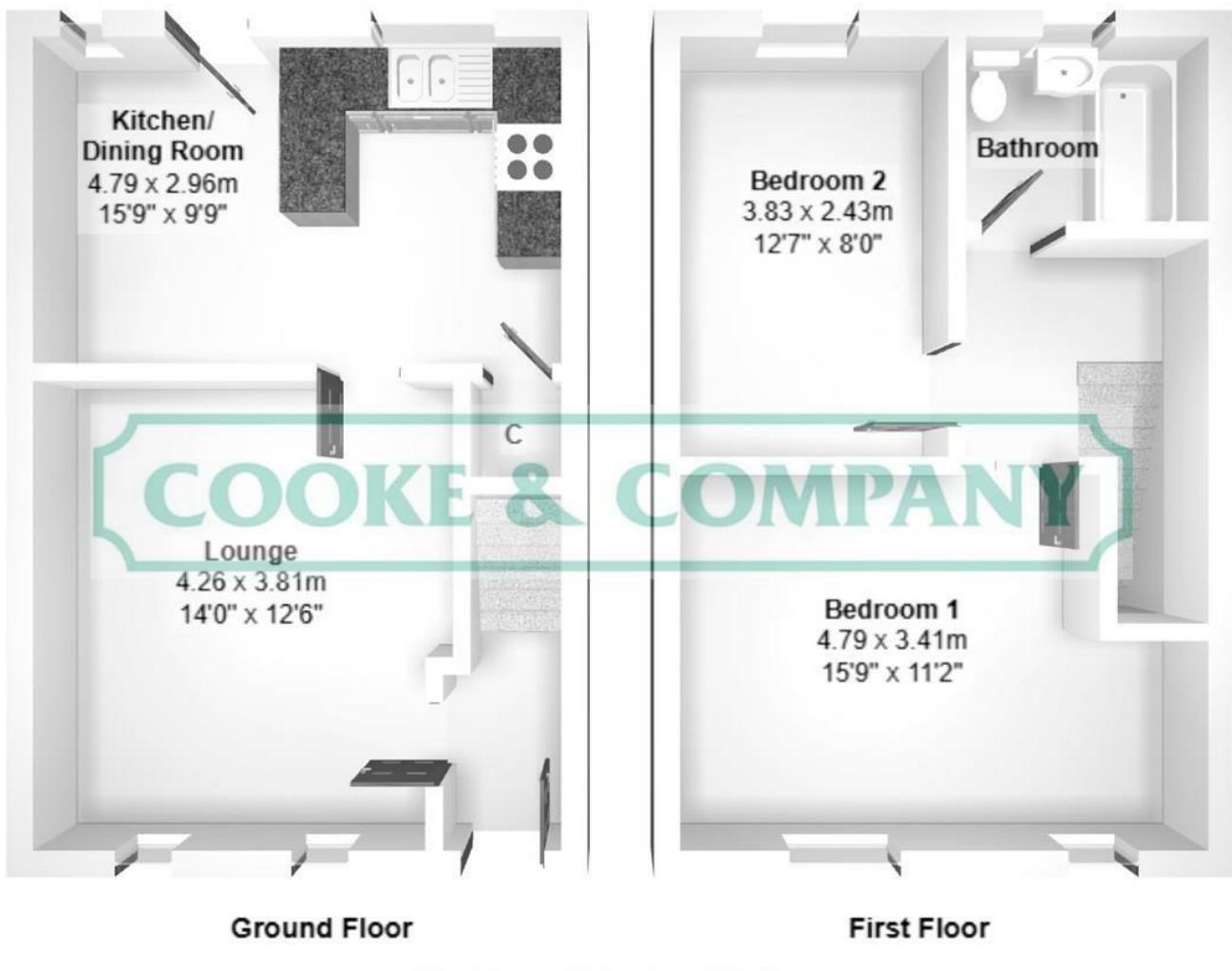
WN7 5PJ





Floor Plan

11 Whalley Road Leigh



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		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	