



189 Warrington Road, Leigh, WN7 3XD

Offers in excess of £220,000

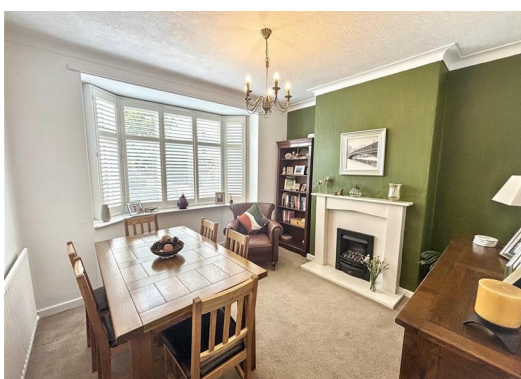
Situated on the ever-popular Warrington Road in Leigh, this attractive three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those looking to upsize.

The property provides well-proportioned living space throughout, with a welcoming entrance leading to a bright and comfortable lounge and a generous kitchen/dining area, perfect for both everyday family life and entertaining. Upstairs, there are three well-sized bedrooms served by a family bathroom.

Externally, the property benefits from off-street parking to the front, providing convenient parking for multiple vehicles, while to the rear is a private enclosed garden offering an excellent outdoor space for relaxing, entertaining, or family activities.

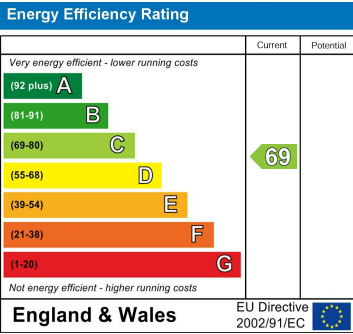
Conveniently located, the property enjoys easy access to a wide range of local amenities, including shops, supermarkets, schools, leisure facilities, and public transport links. Excellent road connections via the A580 East Lancashire Road and nearby motorway networks make commuting to Manchester, Liverpool, Warrington, and surrounding areas straightforward.

Combining generous accommodation, practical outdoor space, and a sought-after location, this is a fantastic opportunity to acquire a well-presented family home in a highly convenient setting. Early viewing is highly



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