



33 Bettison Avenue, Leigh, WN7 3DB
£330,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Located within a popular residential area of Leigh, Bettison Avenue offers excellent access to a range of local amenities including supermarkets, shops, cafés and leisure facilities. Families are well catered for with a selection of highly regarded local schools nearby, while commuters benefit from convenient transport links to Manchester, Wigan and surrounding areas via the A580 East Lancashire Road and nearby motorway connections. The area also enjoys access to local parks, green spaces and walking routes, making it an ideal setting for families and professionals seeking a balance between convenience and outdoor living.

This stunning detached family home is beautifully presented throughout and offers spacious accommodation across two floors. The ground floor comprises a welcoming entrance hallway leading into a stylish living room featuring attractive wood panelled walls, while the impressive kitchen/diner provides a fantastic entertaining space complete with integrated appliances, under-stairs pantry storage and double doors opening onto the garden. A separate utility room and convenient ground floor WC add further practicality. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with modern en suite shower room, alongside a contemporary family bathroom with over-bath shower. Externally, the property benefits from a well-maintained rear garden with patio and lawn areas, gated side access and outdoor tap, while to the front there is a driveway and garage providing ample parking and storage.

Front

Driveway, garage.

GROUND FLOOR

Living room 17'4" x 9'6" (5.3m x 2.9m)

Carpet, window to front, door to kitchen, painted and wood panel walls, radiator.

Kitchen/diner 10'5" x 15'8" (3.2m x 4.8m)

Wall mounted and base units, integrated fridge/freezer, double oven, electric hob, space for dishwasher, tiled floor, window to rear, double doors to garden, under stairs storage/pantry.

Utility room 5'6" x 7'2" (1.7m x 2.2m)

Wall mounted and base units, rear door to garden, door to WC.

WC 5'6" x 2'7" (1.7m x 0.8m)

Toilet, sink, tiled and painted walls, window to side, radiator.

FIRST FLOOR

Bedroom 14'9" x 12'9" (4.5m x 3.9m)

Front facing, window to front, carpet, radiator, painted walls, door to en suite.

En suite 5'10" x 4'3" (1.8m x 1.3m)

Shower, toilet, sink, tiled walls and floor, heated towel rail.

Bedroom 13'1" x 8'10" (4m x 2.7m)

Front facing, carpet, window to front, painted walls, radiator.

Bedroom 9'10" x 8'10" (3m x 2.7m)

Rear facing, window to rear, painted and wood feature walls, carpet, radiator.

Bedroom 9'10" x 6'2" (3m x 1.9m)

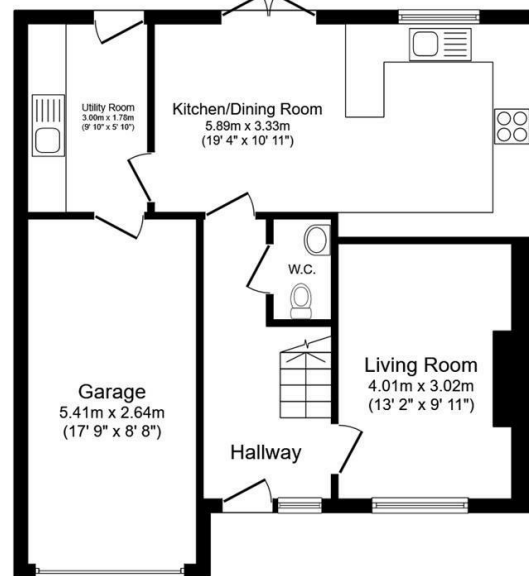
Rear facing, carpet, window to rear, painted walls, radiator.

Bathroom 6'2" x 6'2" (1.9m x 1.9m)

Rear facing, window to rear, three piece suite with over bath shower, tiled walls and floor, heated towel rail.

Rear Garden

Patio, lawn, gated side access, tap.



Ground Floor



First Floor

Total floor area: 119.8 sq.m. (1,290 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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