



3 Hulme Gardens, Leigh, WN7 5FS
Guide price £280,000

The Property Perspective

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** GUIDE PRICE £290,000 - £300,000 **

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Leigh. Benefiting from spacious living accommodation set over 2 floors, en-suite shower room and single garage.

The living accommodation briefly comprises of; lounge, kitchen, dining area and WC/cloaks. To the first floor 3 double bedrooms, en-suite shower room and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Service charge - £170pa

Council tax band - C

GROUND FLOOR

Lounge 16'1" x 11'6" (4.91m x 3.52m)

Carpet flooring with window to the front

Kitchen/diner 15'1" x 9'9" (4.62m x 2.99m)

High quality vinyl flooring with French doors leading to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

Dining room 9'6" x 8'2" (2.92m x 2.51m)

Carpet flooring with window to the rear

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white

FIRST FLOOR

Bedroom 17'7" x 8'4" (5.38m x 2.56m)

Carpet flooring with window to the front elevation

En-suite 7'1" x 6'11" (2.16m x 2.11m)

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure and radiator

Bedroom 13'3" x 8'3" (4.04m x 2.52m)

Carpet flooring with window to the front elevation

Bedroom 12'7" x 8'3" (3.86m x 2.53m)

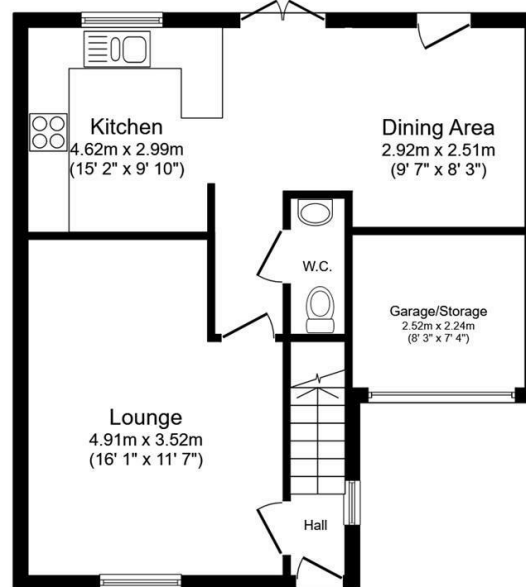
Carpet flooring with window to the rear elevation

Bathroom 7'6" x 6'7" (2.31m x 2.01m)

High quality vinyl flooring with 3 piece bathroom suite in white and radiator

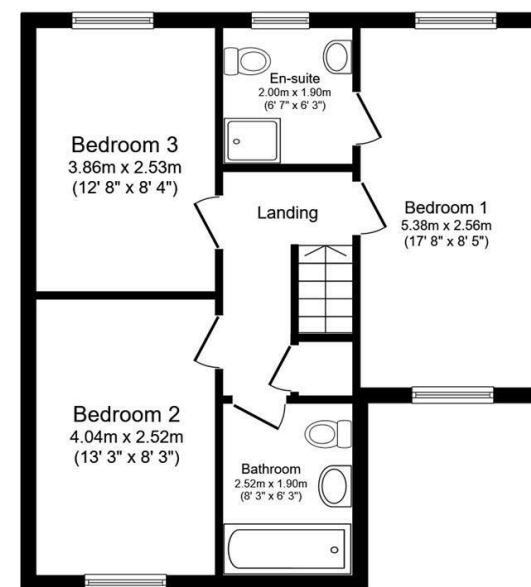
EXTERNAL

Beautifully presented rear garden with laid to lawn and elevated decking area. Partially converted garage with driveway to the front of the property, capable of accommodating 2 vehicles.



Ground Floor

Floor area 50.8 sq.m. (546 sq.ft.)



First Floor

Floor area 50.7 sq.m. (546 sq.ft.)

Total floor area: 101.5 sq.m. (1,093 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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