



## 115 Hurst Street

Leigh, WN7 3AH

Offering for sale this Freehold two bedroom garden fronted terraced house, with vacant possession and no onward chain. This is an ideal investor or first time buyer property, briefly comprising of entrance hallway, living room, fully fitted modern kitchen with dining area, downstairs WC, understairs storage cupboard, to good sized bedrooms and a large shower room. Externally there are enclosed garden areas to the front and rear

Situated in a very popular and well established location and within walking distance of the town centre and local amenities. Ideally positioned for the A580, motorways and major road network links

Close to children's nurseries, schools, play areas and cycle pathways

**Offers over £120,000**



- Freehold Garden Fronted Mid Terraced
- Spacious Shower Room
- Within Walking Distance of Leigh Town Centre & Amenities
- Vacant Possession - No Onward Chain
- Two Good Sized Bedrooms
- Gas Central Heating - Double Glazed
- Close to Nurseries and Schools
- Modern Fitted Kitchen with Dining Area
- Garden Areas to the Front and Rear
- Ideally Located for Motorway Links and Major Road Networks

### Hallway

Stairs leading to the first floor with ceiling light

### Living Room

13'5" x 12'9" (max) (3.09 x 3.91 (max))

Two external windows, radiator, electric fire and ceiling light fitting

### Kitchen/Dining

11'8" x 9'3" (max) (3.56 x 2.82 (max))

Fitted with a range of modern kitchen wall and base units with integrated oven and hob. Dining area with radiator, access door to rear garden area, understairs storage cupboard and downstairs WC

### Downstairs WC

Fully tiled walls, ceiling light fitting, radiator, white sink basin with pedestal and push button WC

### Landing

With ceiling light fitting and storage cupboard

### Bedroom 1

15'3" x 10'7" (max) (4.65 x 3.25 (max))

Situated to the front of the property with two external windows, carpet flooring, two radiators and ceiling light fitting

### Bedroom 2

12'2" x 7'6" (max) (3.73 x 2.31 (max))

Situated to the rear of the property, with carpet flooring, ceiling light fitting and radiator

### Shower Room

9'4" x 6'11" (max) (2.87 x 2.13 (max))

Fitted with a white modern push button WC and basin with pedestal. Spacious shower cubicle, radiator, ceiling light fitting and vinyl flooring

### Front Garden Area

Fully paved area with small brick wall and gated

### Rear Garden Area

Fully enclosed rear garden area, with access to the rear alleyway

### Location

Conveniently placed close to local amenities and shops with excellent commuter and transport links and access to the guided bus route into Manchester City Centre, this property is ideally placed for schools and nurseries and close to children's play areas and cycle route pathways

### Particulars

Please note...

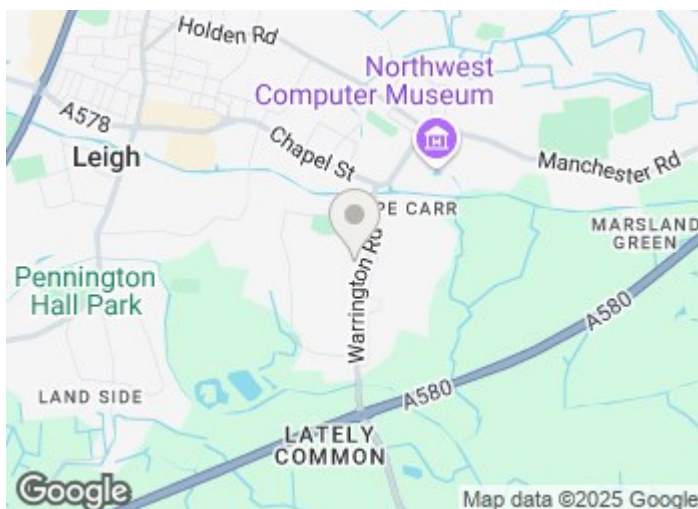
These particulars have not yet been approved by the vendor.

All measurements have been taken with a sonic measure and are therefore subject to a margin of error

### Services

SERVICES (NOT TESTED)

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


Sav Nat : WN7 3AH



## Floor Plan



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.