



41 Cecil Street

Leigh, WN7 3ES

Modern three bedroom end of terraced house, which is situated within walking distance of Leigh town centre. The property briefly comprises of entrance hallway, downstairs WC, good sized living room, fitted contemporary white kitchen, with dining area. French doors lead to the fully enclosed, rear garden area, which is laid to lawn and with paved patio area. To the first floor there are three bedrooms, two double and one single and a family bathroom. To the front of the property is private off-road parking. NO ONWARD CHAIN and VACANT POSSESSION

Ideally located for local shops, nurseries, schools, public transport links and within walking distance of Leigh town centre. The property is situated close to motorway and major road network links

Offers over £188,000



- Three Bedroom End of Terraced House for Sale
- No Onward Chain - Vacant Possession
- Two Double Bedrooms, One Single Bedroom and Family Bathroom
- Great Location for Road Networks & Public Transport Links
- Off Road Parking to the Front of the Property
- Downstairs WC/Cloaks - Spacious Living Room with Tiled Floor
- Modern Neutral Decor Throughout - GCH - Double Glazed
- Enclosed Private Garden to the Rear
- Large Fitted Kitchen/Dining Room, French Doors to the Rear Garden
- Walking Distance of Leigh Town Centre and Amenities

Hallway

Tiled floor, radiator, ceiling light fitting

Downstairs WC

Tiled floor, white WC and basin, external window and radiator

Living Room

13'3" x 13'2" (max) (4.052 x 4.033 (max))

Tiled floor, ceiling spot lights, radiator and open square arch leading to the kitchen/dining

Kitchen/Dining

16'5" x 11'8" (max) (5.005 x 3.579 (max))

Tiled floor, radiator, inset ceiling lights, white contemporary fitted wall and base units with oven, hob and extractor unit. Walk-in storage cupboard and French doors leading to the rear garden, with access to the side of the property

Stairs/Landing

Carpet flooring, ceiling light fitting, loft access and glass/wood balustrade

Family Bathroom

Fitted with a white suite and shower over the bath, external window, tiled floor and part tiled walls

Bedroom 1

11'9" x 9'7" (max) (3.605 x 2.937 (max))

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

Bedroom 2

11'11" x 9'1" (max) (3.633 x 2.783 (max))

Situated to the front of the property with laminate flooring, ceiling light and radiator

Bedroom 3

7'11" x 6'2" (max) (2.430 x 1.888 (max))

Situated to the front of the property with laminate flooring, ceiling light and radiator

External Front of Property

Paved driveway for 2 vehicles and side access to the rear of the house

External Rear of Property

Enclosed rear garden with patio, laid to lawn area and fully fenced

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...

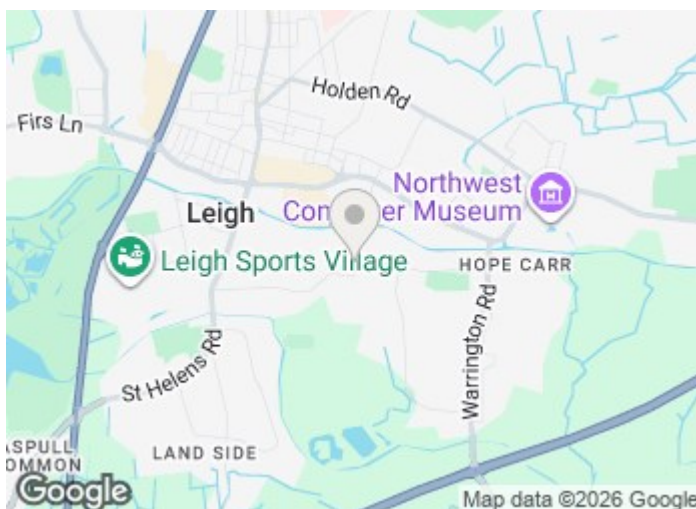
These particulars have not yet been approved by the vendor.

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


SAT NAV : WN7 3ES




Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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