



## 10 Dunlin Grove

Leigh, WN7 2GH

Recently refurbished and situated on a popular residential estate and in a cul-de-sac position, Express Sales are pleased to offer for sale this Freehold semi-detached house, which has a lawned garden to the front with off-road parking for several vehicles and to the rear, which is fully fenced and private there is also a lawned area and paved patio. Internally the property has 2 good sized bedrooms, a new modern style family bathroom with shower over the bath, new fully fitted kitchen and sitting room with open plan spindle staircase. The property also benefits from new front and back external doors, a new gas central heating boiler, new RCD consumer unit, double glazing and a burglar alarm.

Conveniently placed for local amenities, shops and schools, it is also in the perfect position for local bus routes, with excellent commuter links via A580 and motorway access to the M6 and M62.

\*\*OFFERED WITH NO ONWARD CHAIN, VIEWINGS HIGHLY RECOMMENDED

**£179,950**



- 2-Bedroom Semi Detached House
- Off-Road Parking for Several Vehicles
- No Onward Chain / Vacant Possession
- Viewing Highly Recommended
- New Fully Fitted Kitchen
- New Boiler & RCD Unit
- Double Glazing & GCH
- New Family Bathroom & Shower
- Gardens Front & Rear
- Ideal First Time Buyer Property

### Vestibule

Ceiling light fitting, carpet and alarm

### Sitting Room

14'7" x 11'10" (max) (4.448 x 3.629 (max))

Open staircase leading to the first floor, double radiator, decorative fireplace, carpeted and with ceiling light fitting

### Kitchen

11'8" x 9'1" (max) (3.561 x 2.770 (max))

Fitted with a range of grey wall and base units with partially tiled walls, stainless steel sink unit with mixer tap, plumbed for automatic washing machine, integrated oven and gas hob with chimney style extractor hood, single radiator and ceiling light fitting

### Landing

Spindle open plan staircase, single radiator, carpeted, ceiling light fitting and carpeted

### Bedroom 1

11'11" x 8'5" (max) (3.644 x 2.579 (max))

Situated at the rear of the property with single radiator, ceiling light fitting and carpeted

### Bedroom 2

11'10" x 6'2" (max) (3.626 x 1.885 (max))

Situated at the front of the property with single radiator, ceiling light fitting and carpeted

### Bathroom

Brand new modern white 3-piece suite with shower over the bath, glass screen, partially shower clad walls, single radiator, ceiling light fitting and storage cupboard

### External Front

Lawned front garden area with long driveway for several vehicles and access to the rear of the property

### Rear Garden

Private, fenced rear garden with lawned area, paved patio, wooden garden shed and outside tap

### 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

### 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.

### 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



### Directions


Driving from Astley along the A572 Manchester Road At the Bowling Green roundabout, take the 2nd exit onto Holden Rd Turn right onto Clough House Drive and Dunlin Grove will be the 2nd road on the right






## Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>59</b>	<b>89</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 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
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	55	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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.