



28 Clarence Street

Leigh, WN7 2BP

****OFFERED WITH NO ONWARD CHAIN**** we are delighted to welcome to the market for sale, this three bedroom end terraced house. The property benefits from gas central heating and double glazing. To the ground floor there are two spacious reception rooms, fitted kitchen, with grey wall and base units. To the first floor there are two doubles and a single bedrooms, all with built-in double wardrobes. The landing area benefits from an external window and there is room for a workstation/office area. There is a larger than average bathroom with a white three piece suite and shower over the bath. To the rear of the property there is a fully enclosed paved rear yard with brick storage outbuilding

Located close to local amenities, schools and shops, with great commuter and transport links and access to the new guided bus route into Manchester city centre, viewing is highly recommended

Offers in excess of £140,000



- End Garden Fronted Terraced House
- Fitted Kitchen with Grey Units and Integrated Oven/Hob
- Easy Access to Public Transport
- No Onward Chain
- Three Bedrooms all with Built-in Double Wardrobes
- Light and Spacious Landing - Room for a Workstation/Study Area
- Great Location for Commuter and Motorway Networks
- Two Reception Room
- GCH and Double Glazed
- Vacant Possession

Hallway

Laminate flooring, radiator and ceiling light fitting

Reception Room 1

13'6" x 12'3" (max) (4.135 x 3.739 (max))

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

Reception Room 2

14'10" x 9'4" (max) (4.541 x 2.847 (max))

Situated to the rear of the property with laminate flooring, radiator, spacious understairs storage, ceiling light fitting, open square archway leading to the fitted kitchen

Kitchen

7'3" x 3'9" (max) (2.234 x 1.164 (max))

Fitted with a range of grey wall and base units with integrated gas hob and oven, partially tiled walls, ceiling light, plumbed for washing machine, radiator, external door to rear

Stairs/Landing

Spacious landing area, with external window and room to set up a workstation/office area. Carpeted flooring, spindle balustrade, loft access, radiator and ceiling light

Bedroom 1

10'10" x 9'6" (max) (3.322 x 2.901 (max))

Situated to the front of the property with built-in double wardrobe, carpeted flooring, radiator and ceiling light fitting

Bedroom 2

9'9" x 8'1" (max) (2.988 x 2.484 (max))

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

Bedroom 3

7'4" x 6'1" (max) (2.250 x 1.864 (max))

Situated to the front of the property with built-in double wardrobe, ceiling light fitting, carpeted flooring and radiator

Bathroom

Spacious family bathroom with three piece white suite, including basin with pedestal, WC with push button, bath with glass screen and shower over bath. Partially tiled walls, ceiling light fitting and radiator

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

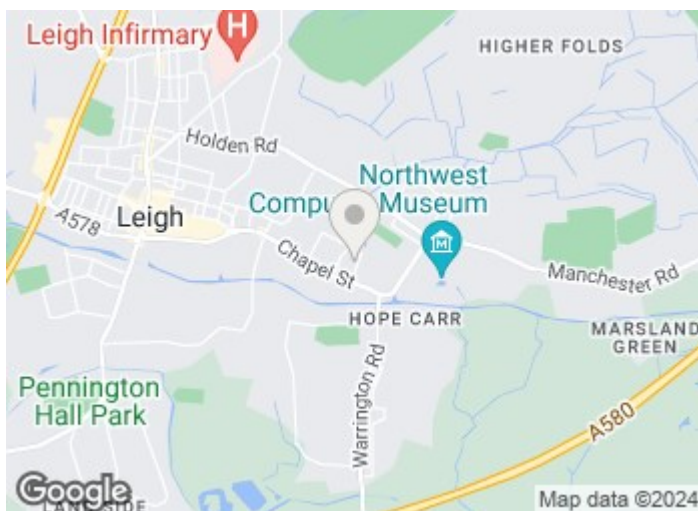
SERVICES (NOT TESTED)

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.

External

Small enclosed front garden area

Rear area fully enclosed, paved with raised flowerbed and brick storage building



Directions

Located close to local amenities, schools and shops, with great commuter and transport links and access to the new guided bus route into Manchester city centre, viewing is highly recommended



Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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.