



## 46C Siddow Common

Leigh, WN7 3EN

EXPRESS SALES are pleased to offer for sale, this modern three bedroom semi-detached 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 large, 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 for several vehicles

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 £190,000**



- Three Bedroom Semi-Detached House
- Gas Central Heating - Double Glazed
- Two Double and One Single Bedrooms
- No Onward Chain - Vacant Possession
- Off-Road Parking for Several Vehicles
- Living Room - Downstairs WC
- Ideally Located for Major Road Networks and Public Transport Links
- Large, Fully Enclosed Rear Garden
- Spacious Contemporary Fitted Kitchen with Dining Area
- Within Walking Distance of Nurseries, Schools, Local Amenities and Shops

### Living Room

13'4" x 13'2" (max) (4.07 x 4.03 (max))

Radiator, spotlights, tiled floor

### Downstairs WC

5'3" x 3'2" (max) (1.61 x 0.98 (max))

Radiator, white WC and basin

### Kitchen/Dining

16'4" x 10'11" (max) (5.00 x 3.34 (max))

Fitted with a range of white contemporary, soft closing units, integrated oven, hob and extractor. Spot lights, radiator, tiled floor and French doors leading to the rear garden area. Understairs storage area

### Bedroom 1

12'1" x 9'10" (max) (3.69 x 3.01 (max))

Ceiling light fitting, laminate floor and radiator

### Bedroom 2

12'0" x 9'0" (max) (3.68 x 2.76 (max))

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

### Bedroom 3

8'1" x 7'0" (max) (2.48 x 2.14 (max))

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

### Bathroom

6'9" x 6'2" (max) (2.08 x 1.89 (max))

White panel bath, basin with pedestal and push button WC, tiled floor, part tiled walls and radiator

### Stairs/Landing

Grey carpet flooring, ceiling light fitting, glass and wood contemporary balustrade

### Rear Garden

Fully enclosed garden, laid to lawn and with paved patio area, outside tap and gate access to the front of the property

### 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

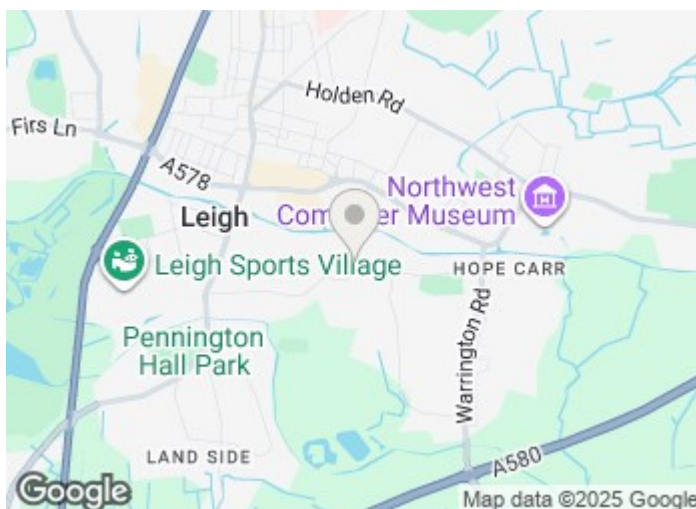
### Services

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.

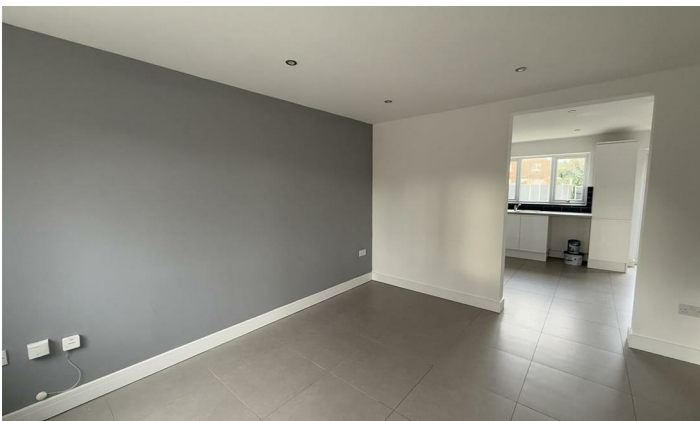
### Location

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. Within walking distance of Leigh Town Centre



### Directions

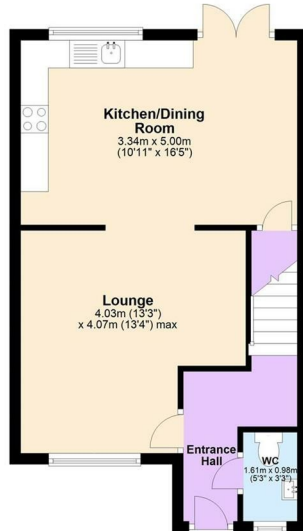
SAT NAV Postcode WN7 3EN



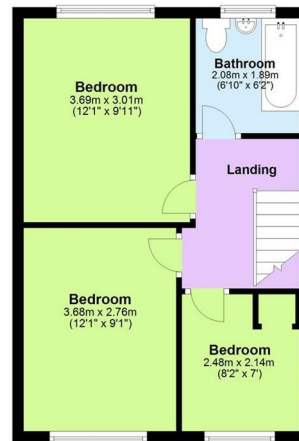


## Floor Plan

Ground Floor



First Floor



Total area: approx. 77.2 sq. metres (831.3 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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.