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17 Limer Hill, Leigh, Leigh, WN7 5FU

Offers Over £240,000

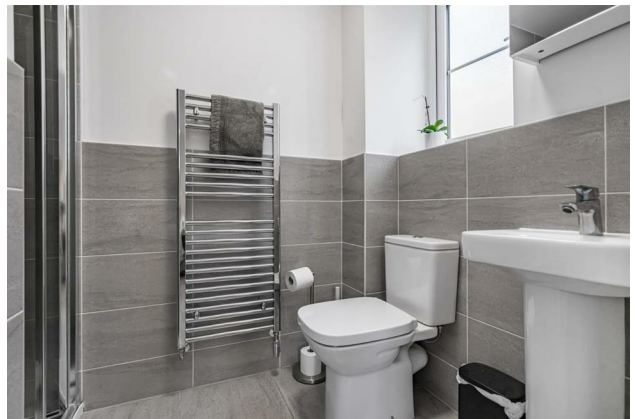
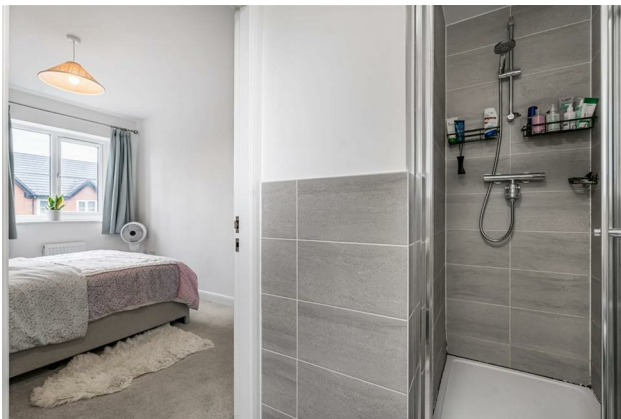
Property Images



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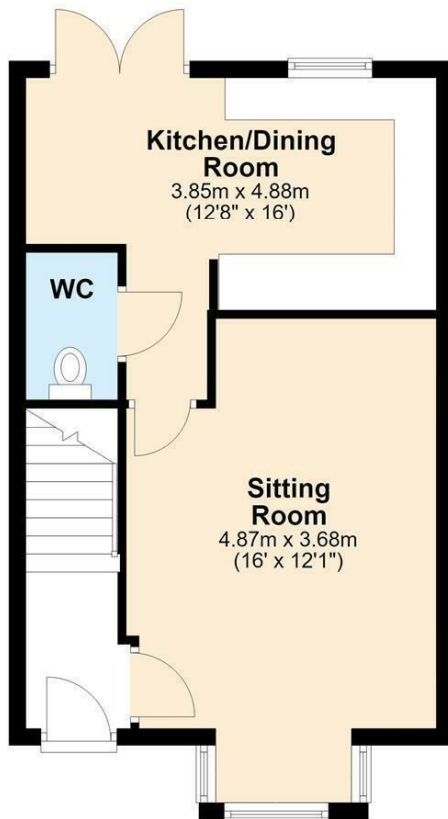
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Property Images



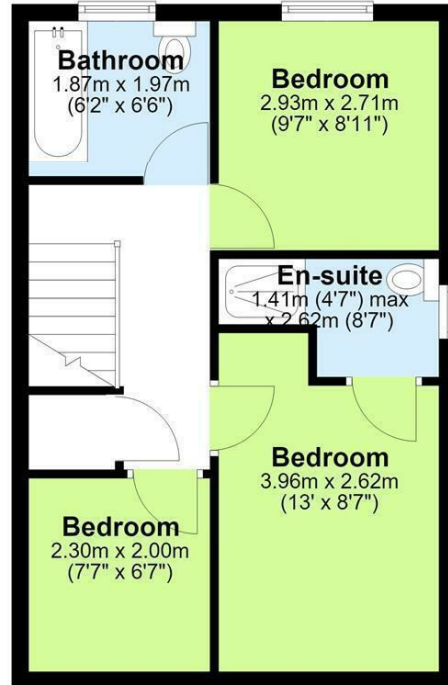
Ground Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)

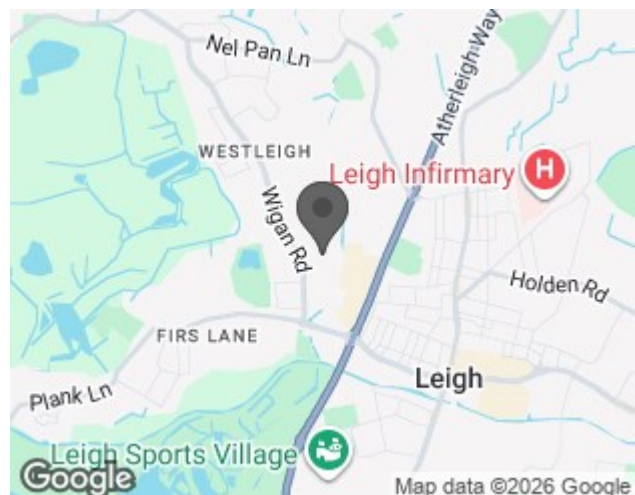


Total area: approx. 76.9 sq. metres (827.8 sq. feet)

EPC

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

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 3 Receptions: null Tenure: Freehold

Summary

Nestled in the sought-after area of Limer Hill, Leigh, this charming semi-detached house occupies a generous corner plot and presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property is perfect for families or those looking to establish a comfortable home.

The interior of the house boasts a modern design throughout, creating a light and airy atmosphere that is both inviting and stylish. The ground floor offers a spacious sitting room alongside a modern kitchen and dining area, with French doors opening directly onto the generous rear garden. A convenient downstairs WC completes the ground floor. Upstairs are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom. Each room is thoughtfully designed to maximise space and natural light, making it a delightful environment to live in. The family bathroom and en-suite add convenience, ensuring that morning routines run smoothly for everyone in the household.

To the rear of the property is a generous enclosed garden. With a substantial lawn and paved patio area, there is plenty of space for outdoor dining, entertaining and relaxing, while also offering potential for future extension, subject to the necessary planning permissions and consents. To the front, the property benefits from off-road parking for at least three vehicles.

The location is particularly appealing, as Limer Hill is known for its friendly community and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an ideal setting for families and individuals alike.

This property is not just a house; it is a place where memories can be made. With its modern features, generous garden and prime location, it represents a fantastic first buy for anyone looking to settle in a vibrant and welcoming neighbourhood. Do not miss the chance to make this lovely home your own.

Features

- three bedroomed semi detached
- downstairs w/c
- large garden space
- modern interior designs
- on suite in master bedroom
- flexible floorplan