



Urmston Street,
WN7 4SW

Offers Over £105,000



Urmston Street,

DESCRIPTION

Nestled on Urmston Street in the charming town of Leigh, this delightful two-bedroom property presents an excellent opportunity for first-time buyers or savvy investors. With the added benefit of no onward chain, you can move in or let out without delay, making it a hassle-free choice for those looking to settle quickly.

The property is conveniently located near the popular Parsonage Retail Park, offering a variety of shopping and dining options just a stone's throw away. This prime location ensures that you are never far from essential amenities, making daily life both convenient and enjoyable.

The two bedrooms provide ample space for comfortable living, whether you are starting a new chapter in your life or seeking a promising investment opportunity. The layout is designed to maximise space and functionality, allowing for a warm and inviting atmosphere.

This property is not just a house; it is a place where you can create lasting memories. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this property your own or to add it to your investment portfolio. Contact us today to arrange a viewing and discover the potential that awaits you in this lovely home.



ROOMS

ENTRANCE

LOUNGE

KITCHEN/DINER

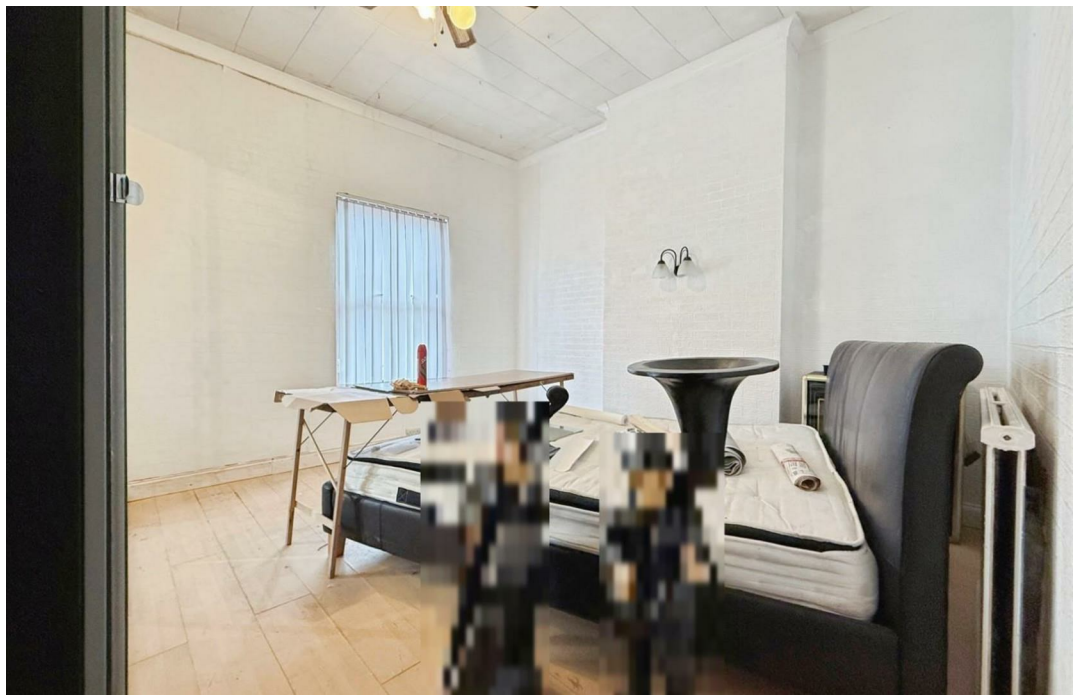
LANDING

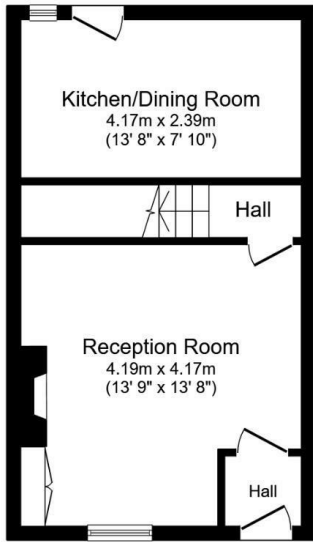
BEDROOM ONE

BEDROOM TWO

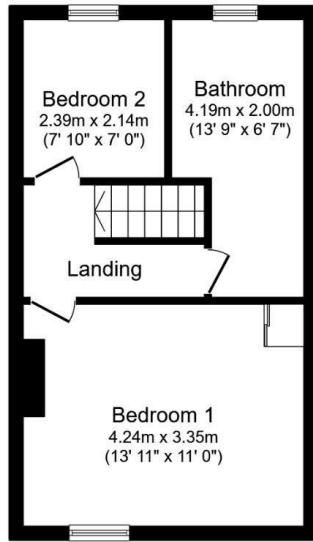
BATHROOM

REAR YARD





Ground Floor
Floor area 32.4 sq.m. (349 sq.ft.)



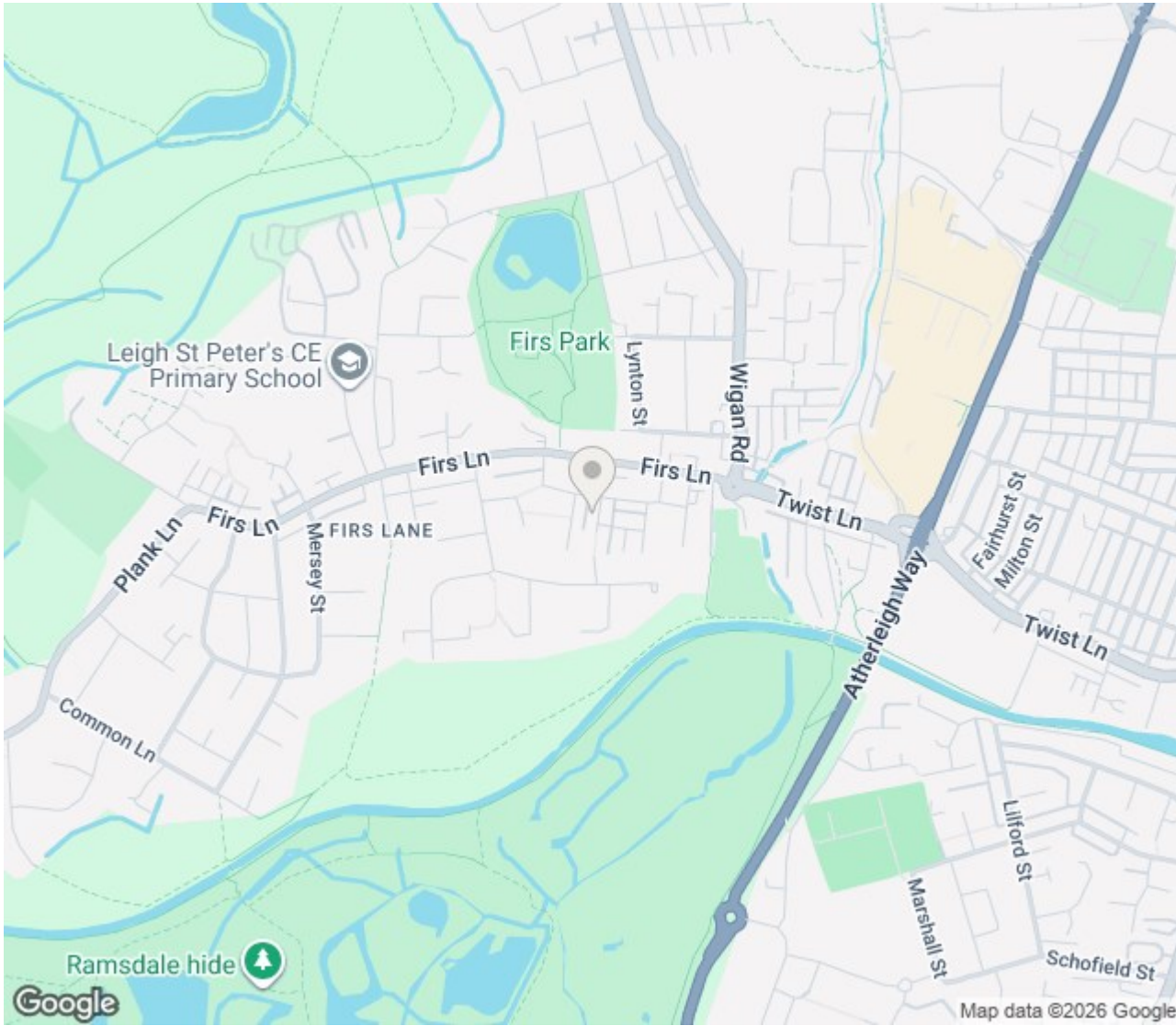
First Floor
Floor area 32.4 sq.m. (349 sq.ft.)

Total floor area: 69.7 sq.m. (750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.