

# HUNTERS®

HERE TO GET *you* THERE



## Windermere Road

Leigh, WN7 1XA

Offers Over £110,000



NO CHAIN! HUNTERS in Leigh have for sale an end terrace home with two reception rooms and two bedrooms (plus study) and no onward chain. Within walking distance of Leigh town centre and Parsonage retail park and a great first buy or investment. In brief the property comprises of - entrance, lounge, dining room, kitchen, two bedrooms, study, bathroom, rear yard. Early viewing recommended!

Tenure - leasehold

Council tax band - A



FRONT GARDEN  
Gate, low level brick wall

ENTRANCE  
Entrance door, laminate flooring, radiator

LOUNGE  
11' 3" x 13' 11" (3.43m x 4.24m)  
DG window, radiator

DINING ROOM  
15' 4" x 13' 11" (4.67m x 4.23m)  
DG window x2, radiator, laminate flooring, under stair storage

KITCHEN  
16' 9" x 5' 3" (5.11m x 1.61m)  
DG window x2, DG door, radiator, tiled flooring, splash back tiles, fitted wall base and drawer units, worktops, gas hob, oven, sink, space for washing machine and fridge/freezer

LANDING  
Loft access, radiator

BEDROOM ONE  
DG window, radiator, laminate flooring

BEDROOM TWO  
10' x 10' 8" (3.04m x 3.24m)  
DG window, radiator, laminate flooring

STUDY  
6' x 5' 8" (1.84m x 1.73m)  
DG window, radiator, laminate flooring

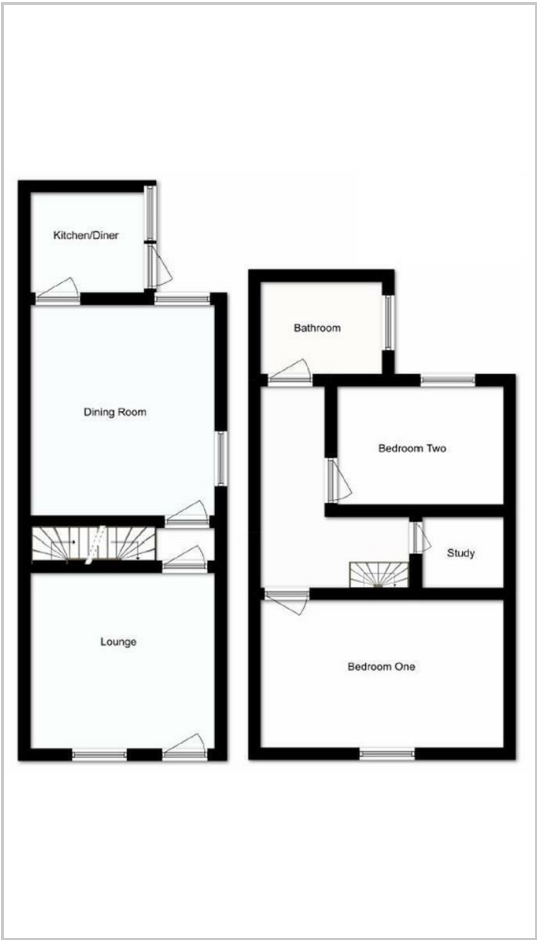
BATHROOM  
DG frosted window, WC, sink, bath with shower over, built in cupboard housing boiler, part tiled walls, tiled flooring

REAR GARDEN  
Flagged patio area, gate

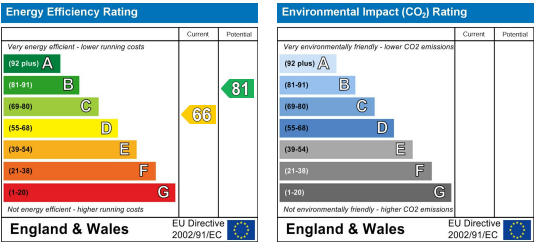
Area Map



Floor Plans



Energy Efficiency Graph



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. **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.