

Highfield, 268 Leigh Road
Worsley M28 1LF
Price Guide £650,000





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A Substantial FREEHOLD, Period, Three Double Bedroom Semi-Detached in need of complete modernisation.

Situated in a slightly elevated position in a most desirable location, this property offers enormous potential. "It is a blank canvas!". The majority of houses in the area have been extended with a similar house a few doors away having been completely modernised and extended, now demanding a price of over £1,250,000. There is no reason why a similar program could not be undertaken here as there is ample space to go sideways and backwards (subject to planning consents).

The property stands on a large garden plot set well back off the road and backing on to a wooded area. Worthy of note is the fact that the property has a large loft area which could very easily be converted to maximise its current footprint. At the end of the garden there is a section of land which is rented on an annual license but this cannot be seen on the brochure.

The property lies only a short distance from the M60.

This is a MUST VIEW property at a sensible price with the potential to add value.

Tenure: Freehold
Council Tax: Salford F

- Potential to extend and add value
- Two Reception Rooms
- Downstairs WC
- Three Excellent Bedrooms
- Sun Lounge to Front
- Double Length Garage
- Open views to the Front
- Present Floor Area (not including Garage) 1500 sq.ft.
- Some photos have been created with AI Imaging software to show the future potential

Entrance Hall

Downstairs WC

Lounge
13'10" x 13'7"

Dining Room
19'8" x 13'6"

Kitchen/Breakfast Room
13' x 7'10"

Kitchen
10'11" x 8'4"

Sun Lounge
11'1" x 7'9"

Landing

Bedroom One
17'3" x 11'8"

Bedroom Two
14' x 12'4"

Bedroom Three
14' x 12'4"

Bathroom/WC
7'6" x 5'5"

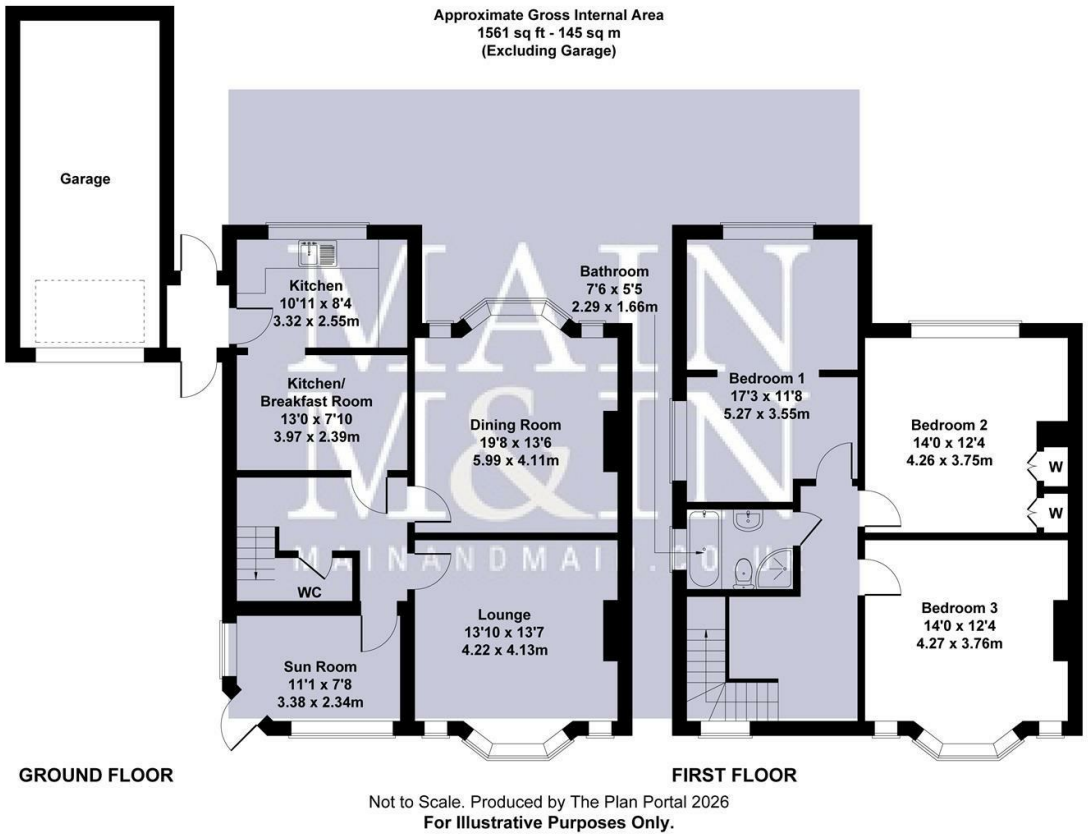
Outside
Large Detached Brick Garage
Gardens to the front and rear, the latter backing onto woodland















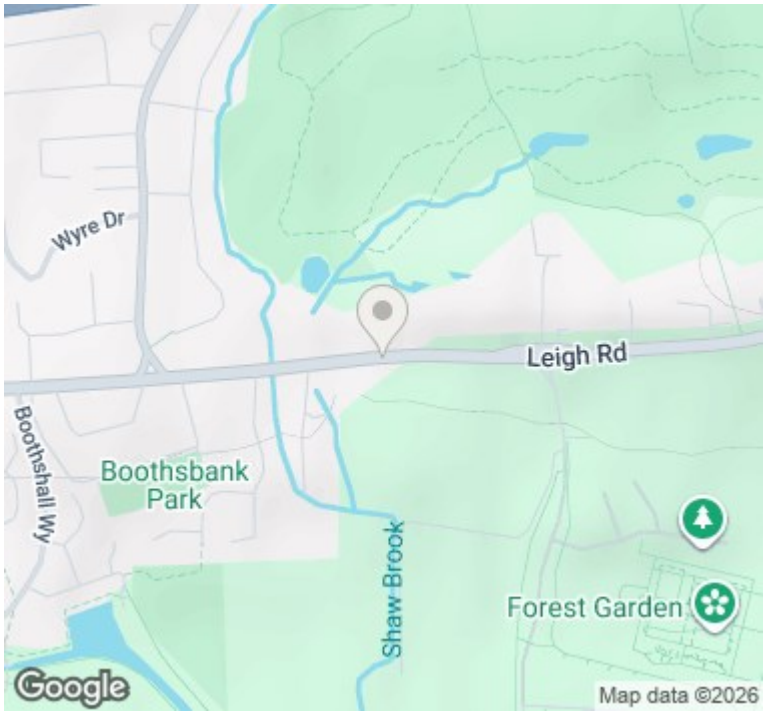
To view this property call Main & Main on 0161 437 1338



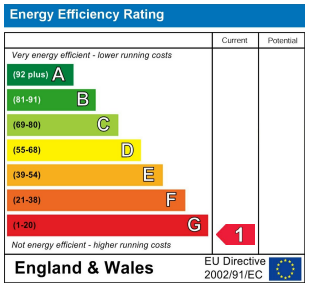


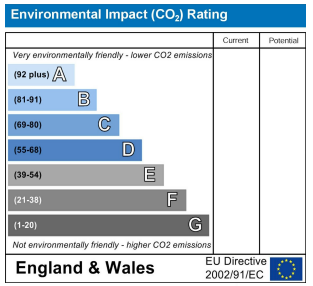






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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