



Plank Lane, Leigh

Leigh

HILLS

In Excess of £280,000

# 180 Plank Lane

Leigh, Leigh

An Immaculately Presented Four Bedroom Semi-Detached Family Home, Located on the Popular Pennington Wharf Development! Just a Stone's Throw from the Marina and Close to Pennington Flash Nature Reserve

Council Tax band: C

Tenure: Freehold

- Modern Four Bedroom Semi-Detached Property
- Located on the Popular Pennington Wharf Development
- Close to Scenic Walks, with Pennington Wharf Marina just a Stone's Throw Away and Pennington Flash Nature Reserve Within Walking Distance
- Large Family Lounge Complete with a Log Burner and Patio Doors to the Garden
- Spacious, Modern Kitchen Diner with a Separate Utility Room
- Modern Three-Piece Bathroom and a Downstairs w/C
- Four Well-Proportioned Bedrooms, with an Ensuite to the Main Bedroom
- Low-Maintenance Paved Garden to the Side
- Benefits from Two Parking Spaces to the Side of the Property
- Within Easy Access of Local Schooling and Transport Links into Manchester and Warrington



## Hallway

### Downstairs W/C

5' 11" x 5' 0" (1.81m x 1.53m)

### Lounge

19' 7" x 11' 4" (5.98m x 3.46m)

### Kitchen Diner

19' 7" x 11' 10" (5.97m x 3.61m)

### Utility Room

5' 10" x 4' 5" (1.78m x 1.34m)

### Landing

### Bedroom One

11' 6" x 10' 1" (3.50m x 3.08m)

### Ensuite

6' 8" x 4' 4" (2.02m x 1.33m)

### Bedroom Two

11' 11" x 9' 3" (3.63m x 2.83m)

### Bedroom Three

10' 0" x 9' 7" (3.06m x 2.93m)

### Bedroom Four

10' 2" x 8' 5" (3.09m x 2.57m)



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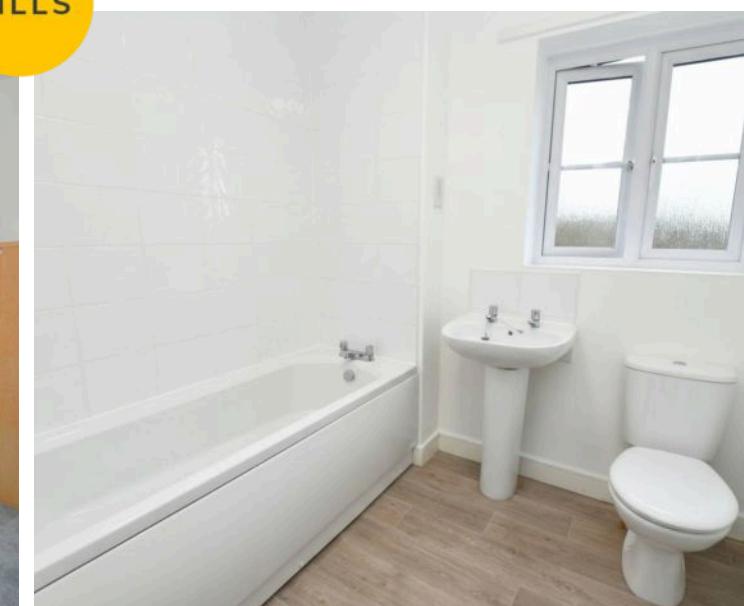
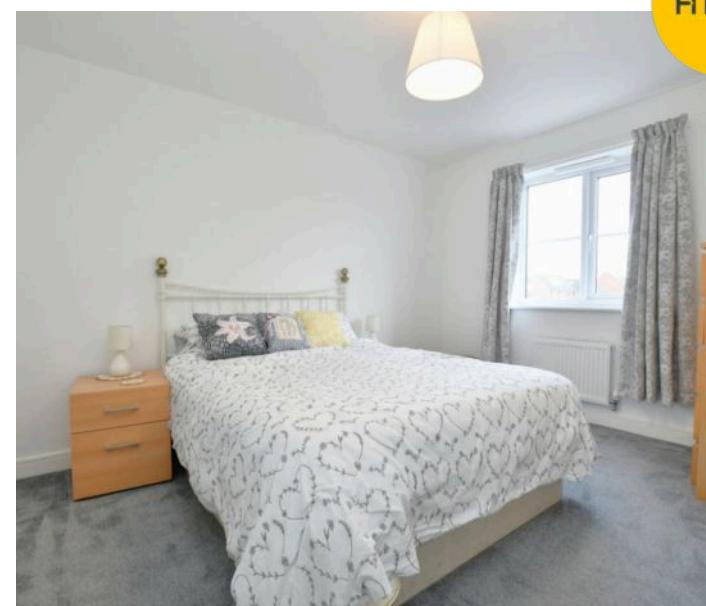
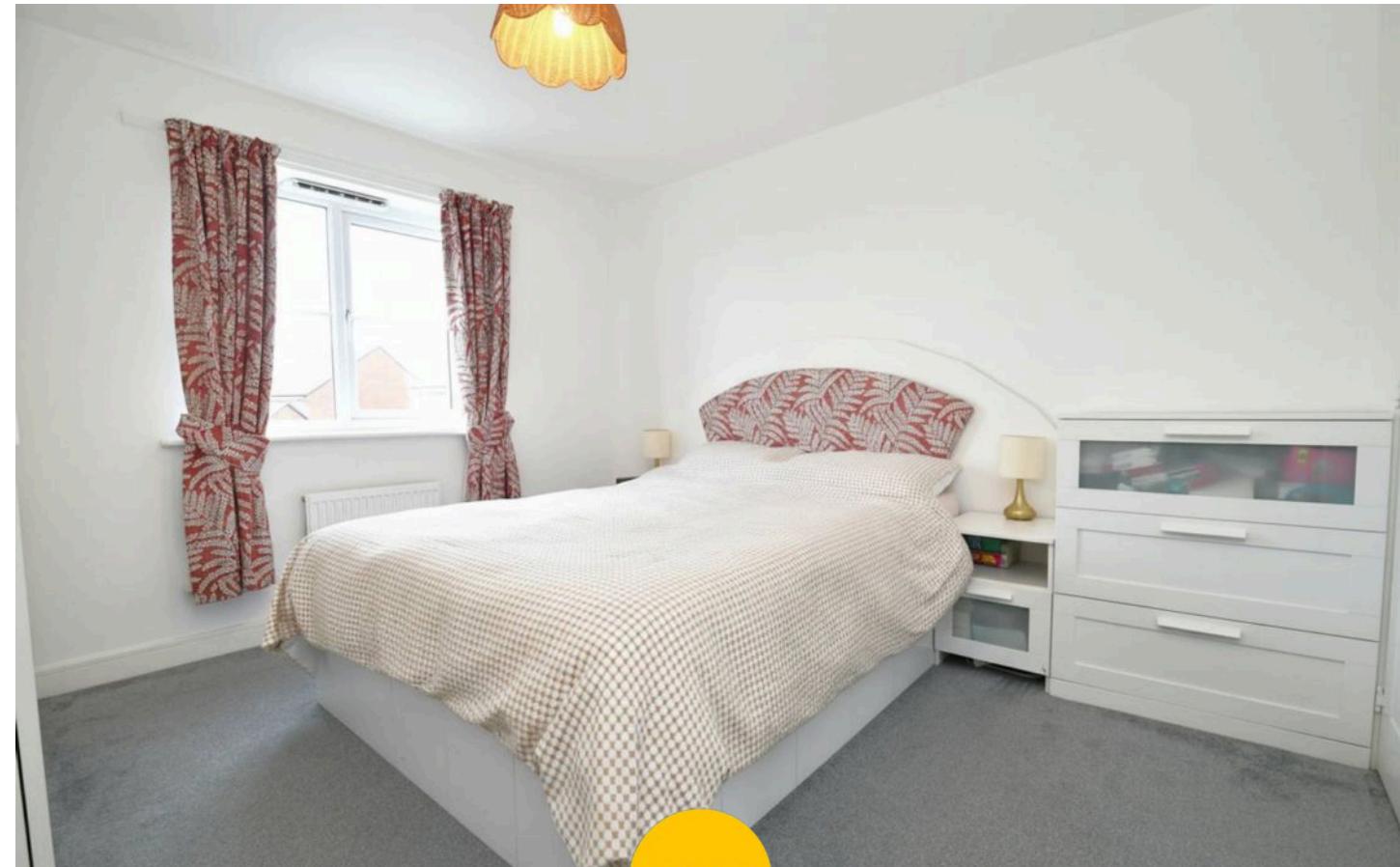
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.