



4 Kings Park, Leigh

Leigh



Offers in Region of **£150,000**

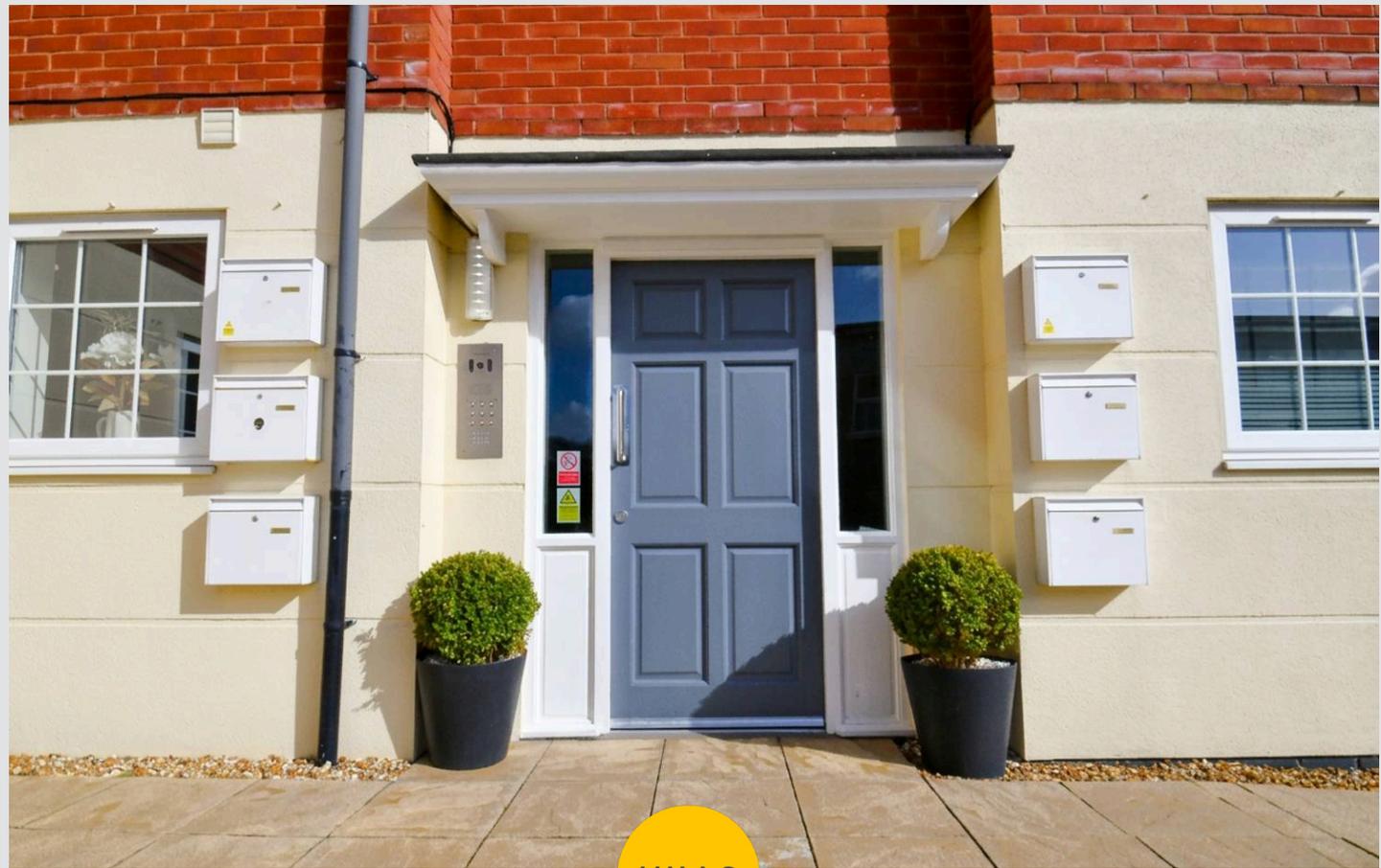
4 Kings Park

Leigh, Leigh

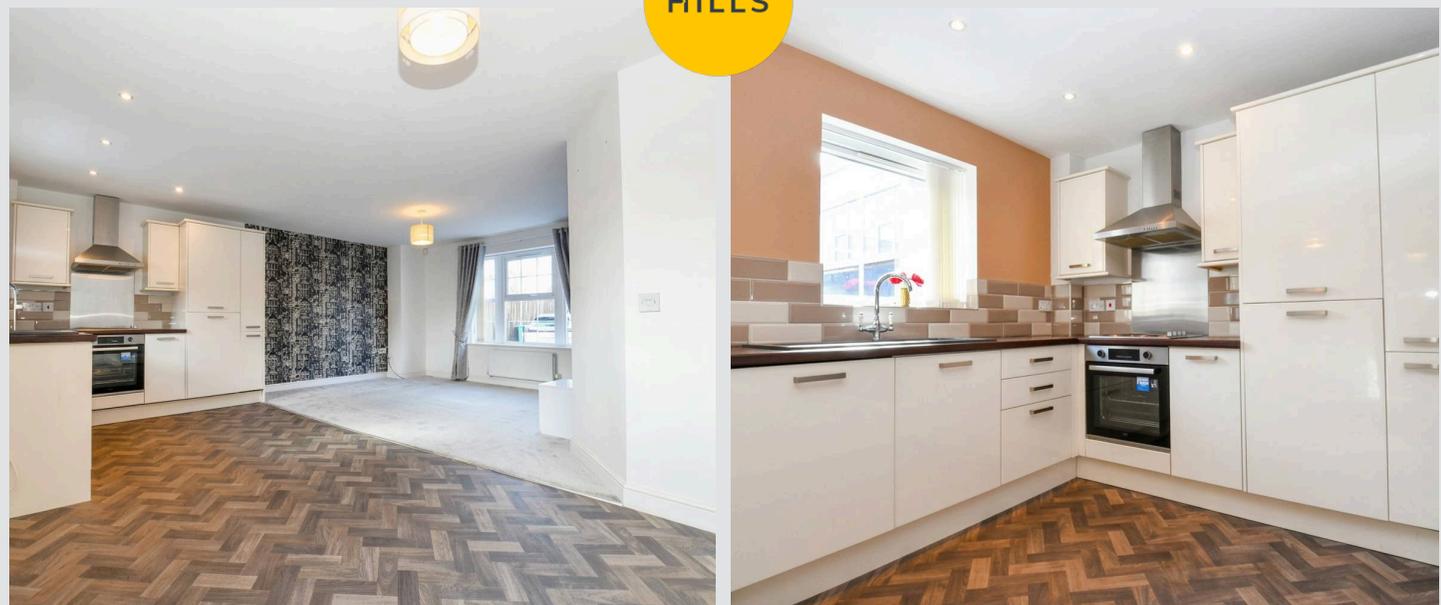
Beautifully Presented Two Bedroom Ground Floor Apartment Located on a Peaceful, Modern Development With Excellent Links into Atherton and Leigh. Just a Short Walk from Jubilee Park Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Two Bedroom Ground Floor Apartment
- Benefits from No Ground Rent Payable and a Deed of Variation on the Lease
- Located on a Peaceful Modern Development
- Generously-Sized, Open Plan Living, Dining and Kitchen Area Complete with Modern Fitted Units
- Two Well-Proportioned Bedrooms
- Modern Three-Piece Shower Room
- Allocated Parking Space and Visitors Parking Spaces Available
- Conveniently Located Between Atherton and Leigh, with a Bus Stop at the Bottom of the Road Providing Access to Both
- Just a 7 Minute Drive or a 16 Minute Bus Journey to Parsonage Retail Park which Provides a Wide Range of Amenities
- Fantastic First Time Home and Ideal for People Downsizing



HILLS



Hallway

Open Plan Living, Dining and Kitchen Area

19' 11" x 19' 7" (6.07m x 5.97m)

Bedroom One

13' 8" x 11' 9" (4.16m x 3.59m)

Bedroom Two

9' 10" x 7' 11" (2.99m x 2.41m)

Shower Room

7' 5" x 5' 6" (2.25m x 1.68m)



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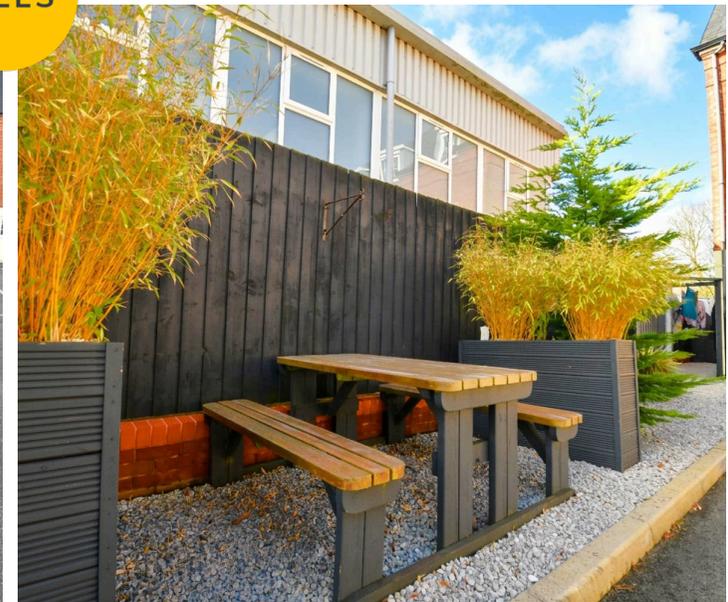
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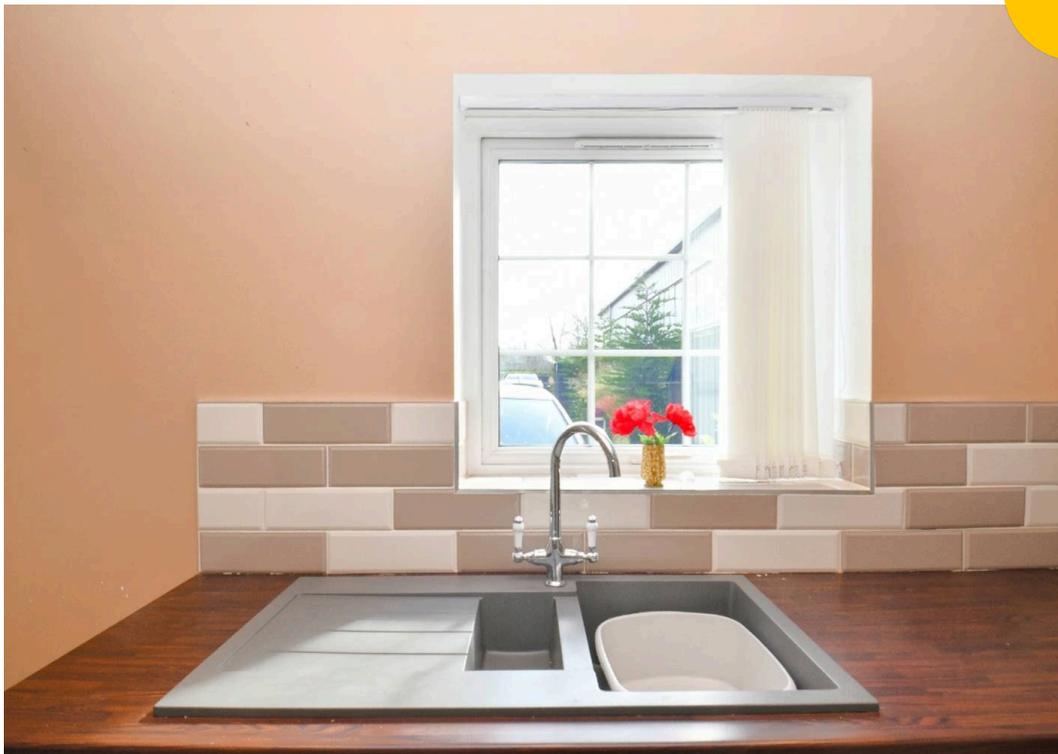


HILLS





HILLS





Shower Room
2.24x1.68m

Bedroom One
4.16 x 3.59m

Bedroom Two
2.99 x 2.41m

Open Plan Living, Dining
and Kitchen Area
6.07 x 5.97m





Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.