



Thames Avenue, Leigh

Leigh



In Excess of £270,000

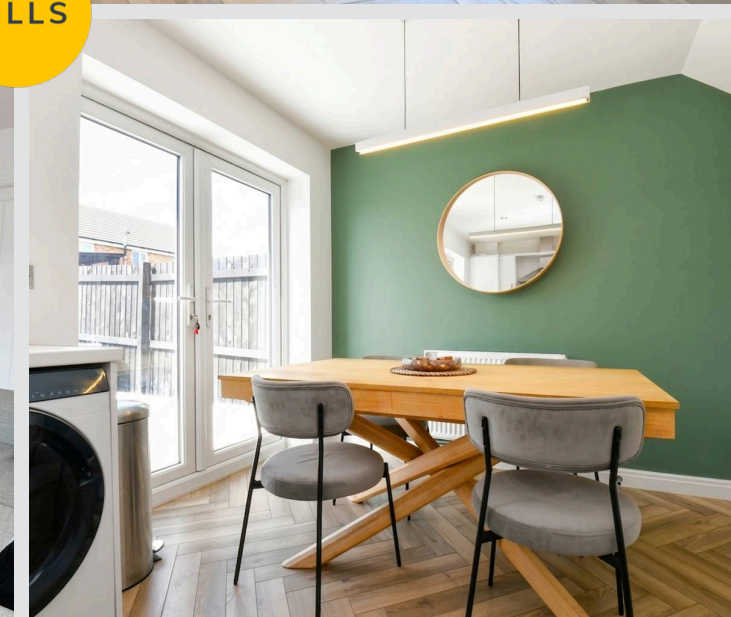
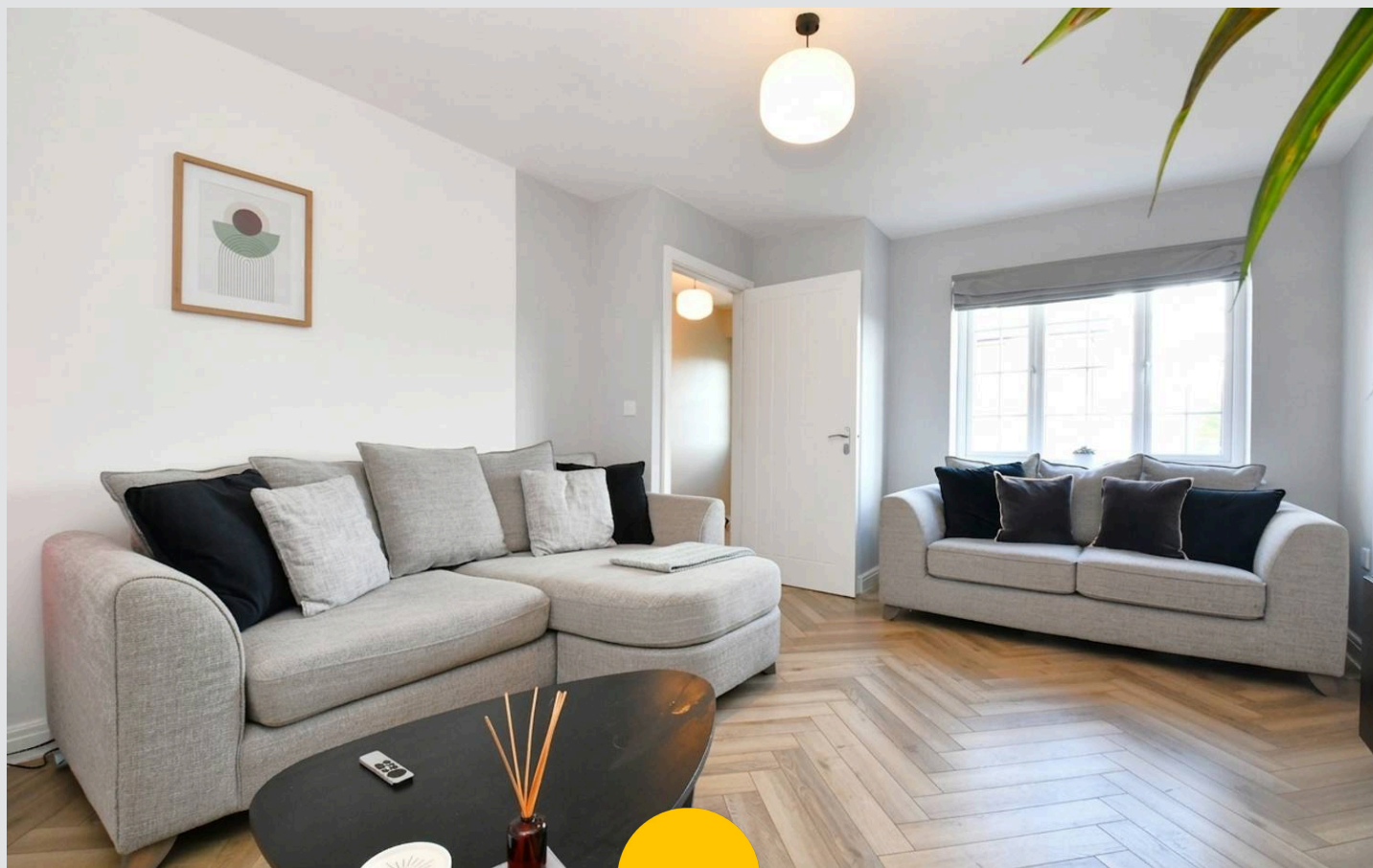
92 Thames Avenue

Leigh, Leigh

****FREEHOLD Modern Three Bedroom End Terraced Property Located in the Lovely Pennington Area, at the End of a Quiet Modern Development – Boasting Countryside Views and a Landscaped Garden!****
Council Tax band: C

Tenure: Freehold

- Modern Three Bedroom End Terraced Property
- Benefitting from a Freehold Title, and a Idyllic Location at the End of a Quiet Modern Development
- Double Driveway to the Front for Off-Road Parking
- Stylish, Generously-Sized, Landscaped Garden to the Rear with Tiling and Stones
- Three Well-Proportioned Bedrooms. With Countryside Views to the Side, Visible from Every Bedroom
- Contemporary Three-Piece Bathroom
- Spacious Family Lounge and a Downstairs W/C
- Modern Kitchen Diner with Patio Doors to the Rear
- Close to Excellent Transport Links to Manchester and Warrington
- Within 10 Minute Drive of Leigh Town Centre, Parsonage Retail Park and Pennington Flash Nature Reserve



Hallway

Downstairs W/C

5' 7" x 2' 10" (1.70m x 0.87m)

Lounge

15' 2" x 11' 7" (4.62m x 3.54m)

Kitchen Diner

14' 10" x 8' 10" (4.52m x 2.68m)

Landing

Bedroom One

14' 10" x 8' 0" (4.52m x 2.45m)

Bedroom Two

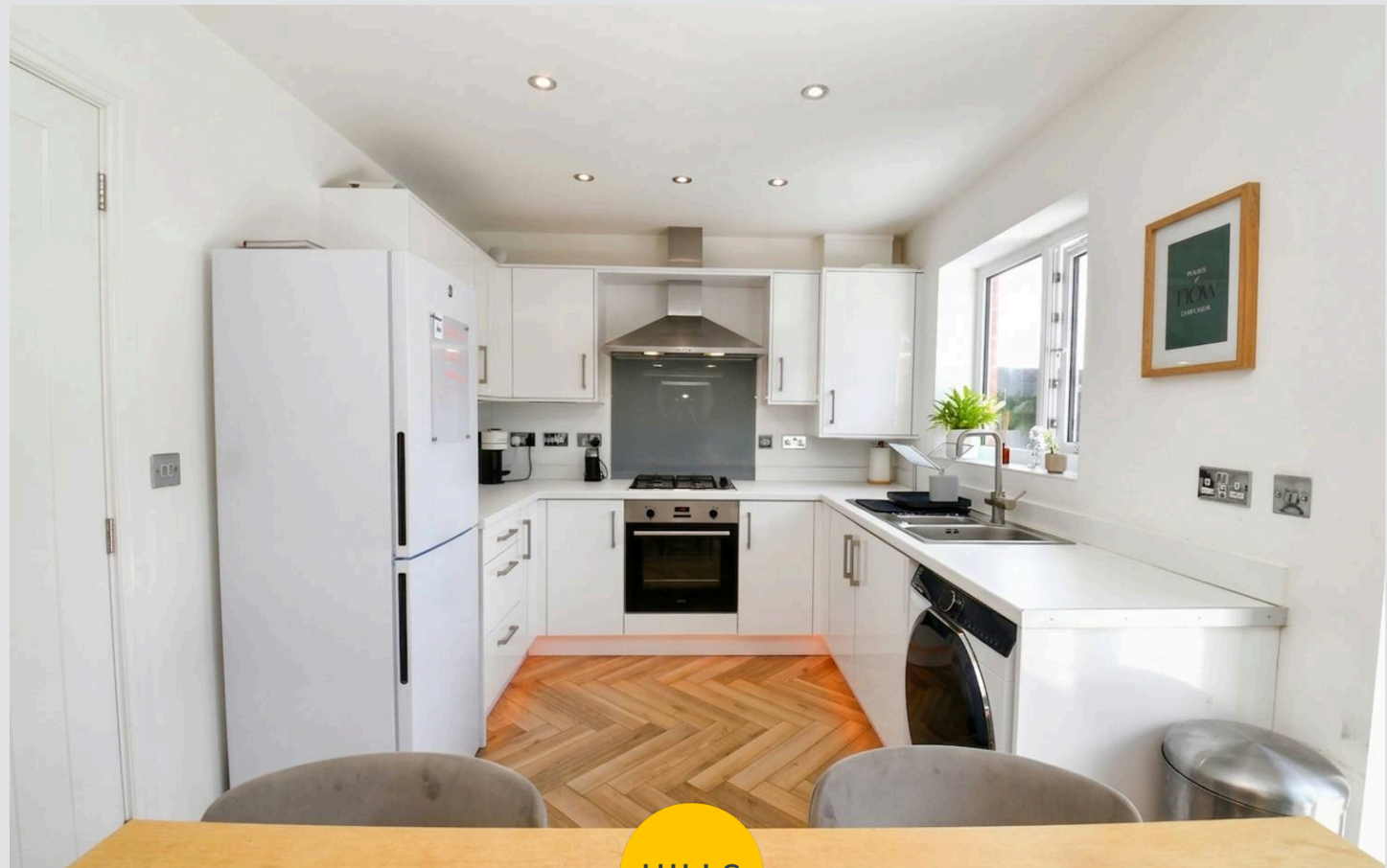
9' 10" x 8' 6" (3.00m x 2.59m)

Bedroom Three

8' 10" x 6' 1" (2.68m x 1.85m)

Bathroom

8' 6" x 5' 10" (2.59m x 1.79m)



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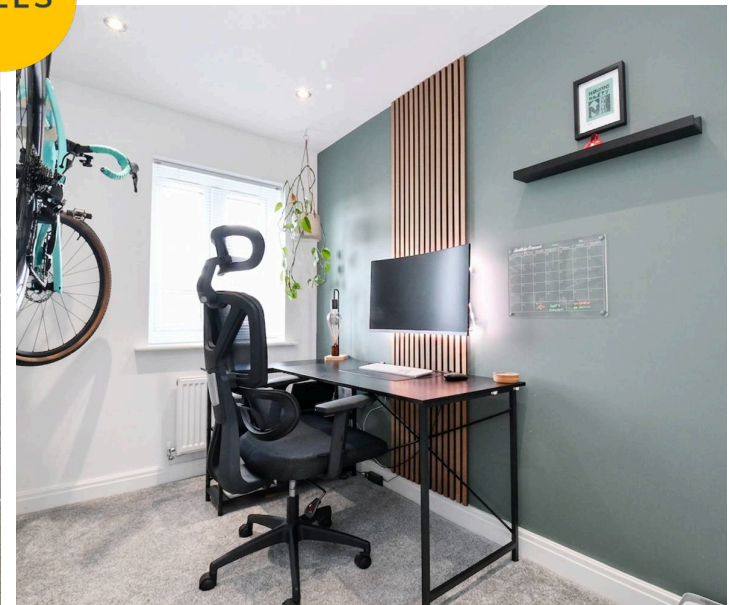
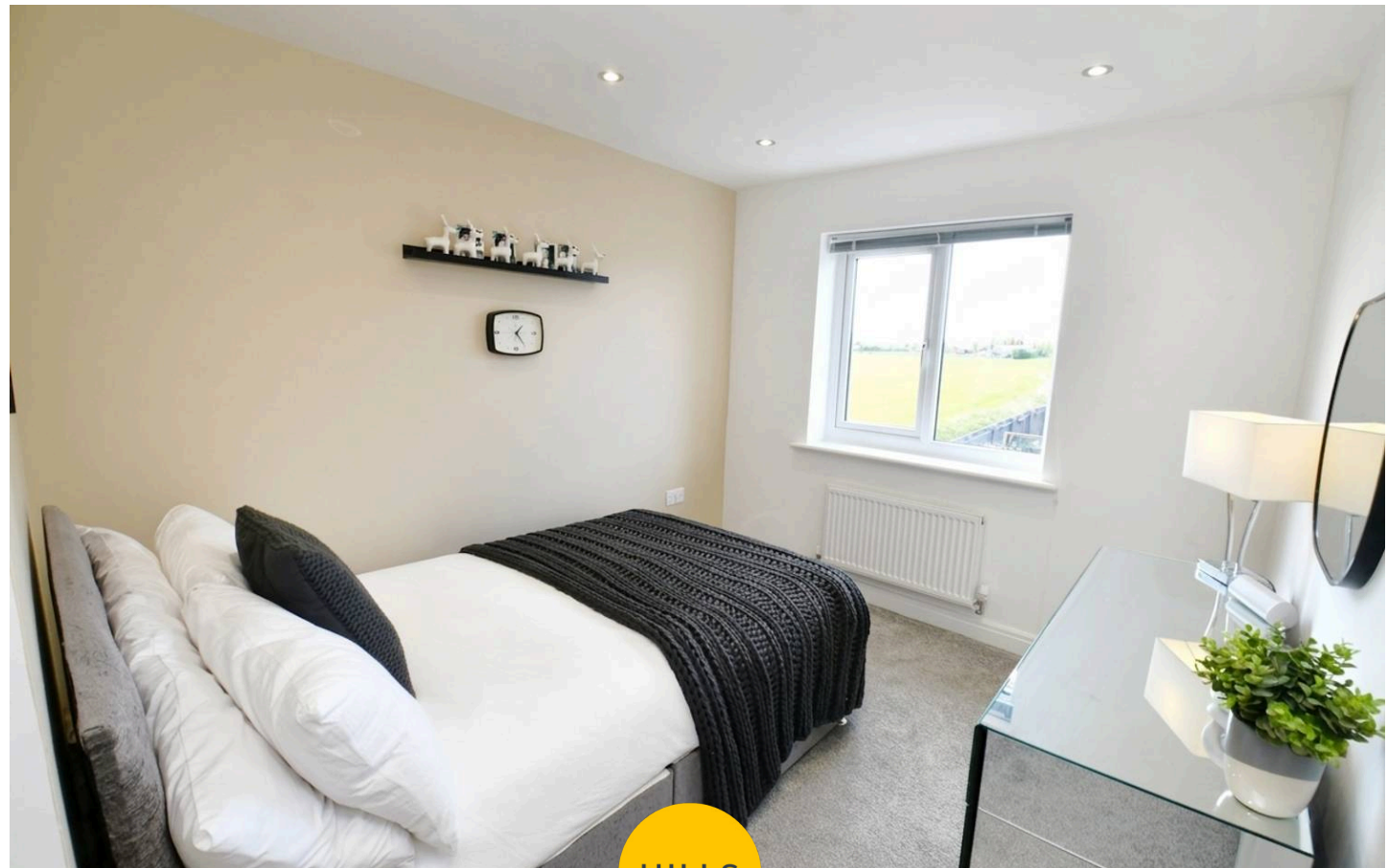
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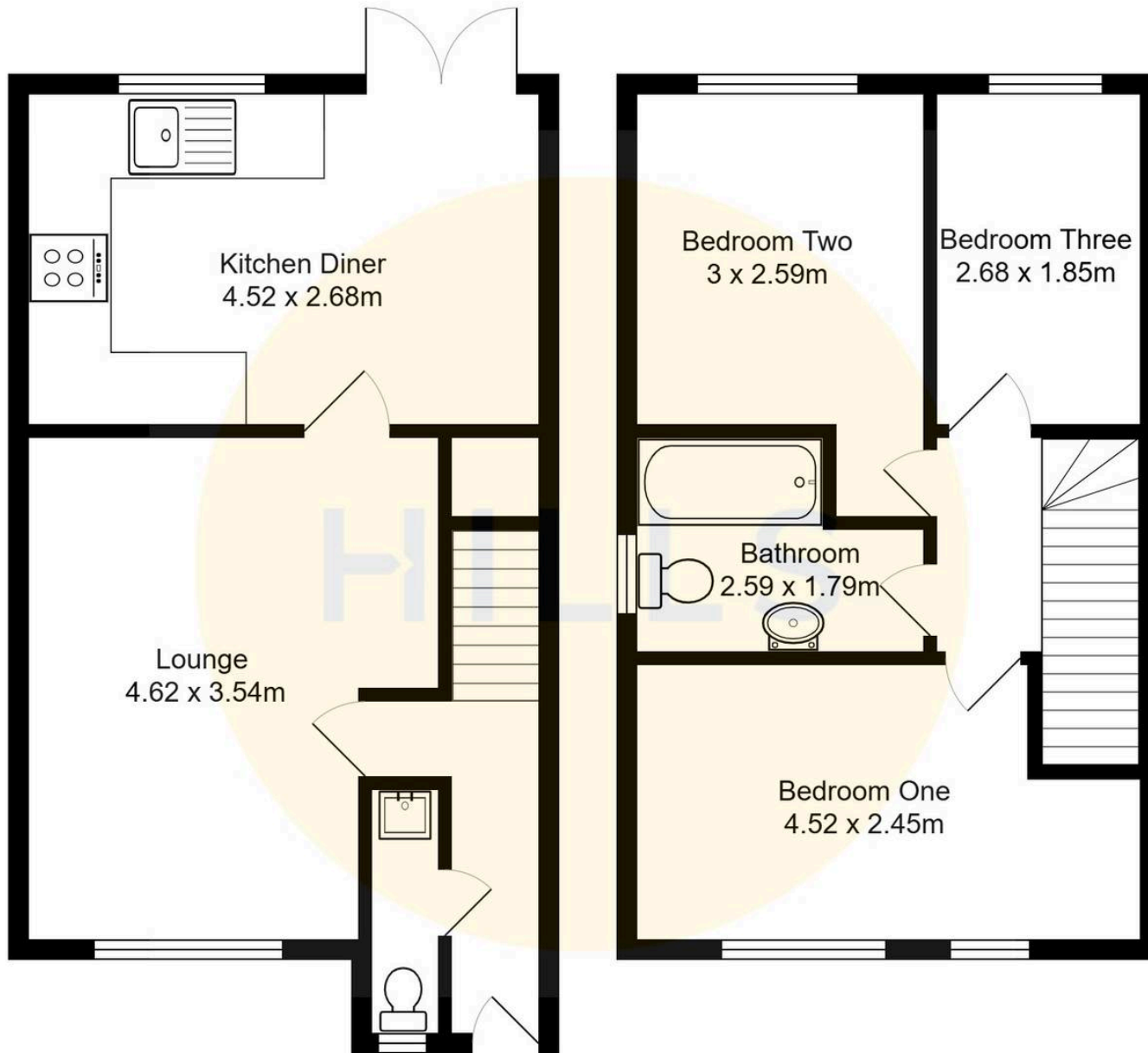
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.