

Bexhill Drive, Leigh

Leigh



£260,000

# 86 Bexhill Drive

Leigh, Leigh

**\*LARGE PLOT\*** Stylish Three Bedroom Detached Property Located at the End of a Quiet Development, Boasting Gardens to the Front, Side and Rear Along with Two Driveways!  
Council Tax band: C

Tenure: Freehold

- Stylish Three Bedroom Detached Property
- Occupying a Generous Corner Plot with Gardens to the Front, Side and Rear
- Located on a Quiet Residential Estate with a Park
- Spacious Family Lounge and a Conservatory
- Modern Kitchen Diner
- Three Well-Proportioned Bedrooms
- Three-Piece Bathroom and an Ensuite Shower Room
- Benefits from Two Driveways and a Garage for Off-Road Parking
- Benefits from Access to Transport Links into Manchester, Including Daisy Hill Train Station and M61 Motorway
- Viewing is Highly Recommended!



HILLS



**Hallway**

**Lounge**

14' 11" x 14' 8" (4.55m x 4.46m)

**Kitchen Diner**

14' 6" x 9' 8" (4.43m x 2.95m)

**Conservatory**

10' 7" x 7' 2" (3.23m x 2.18m)

**Landing**

**Bedroom One**

11' 10" x 8' 6" (3.60m x 2.59m)

**Ensuite**

8' 5" x 3' 11" (2.57m x 1.20m)

**Bedroom Two**

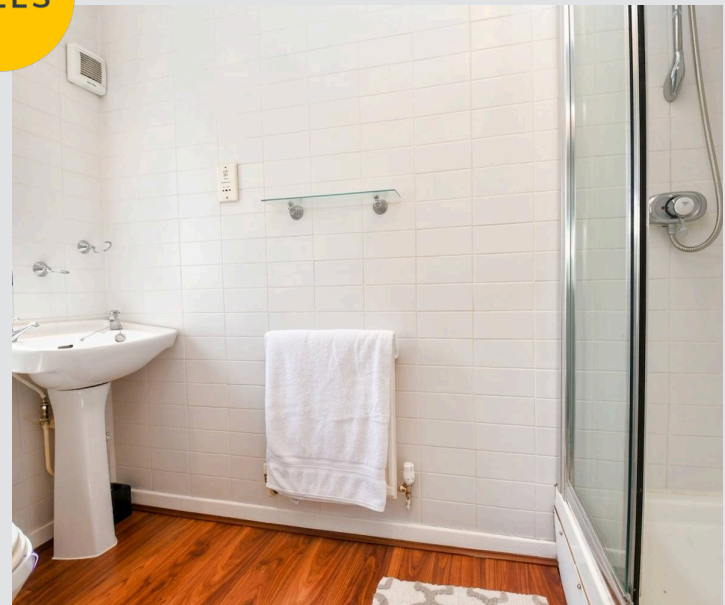
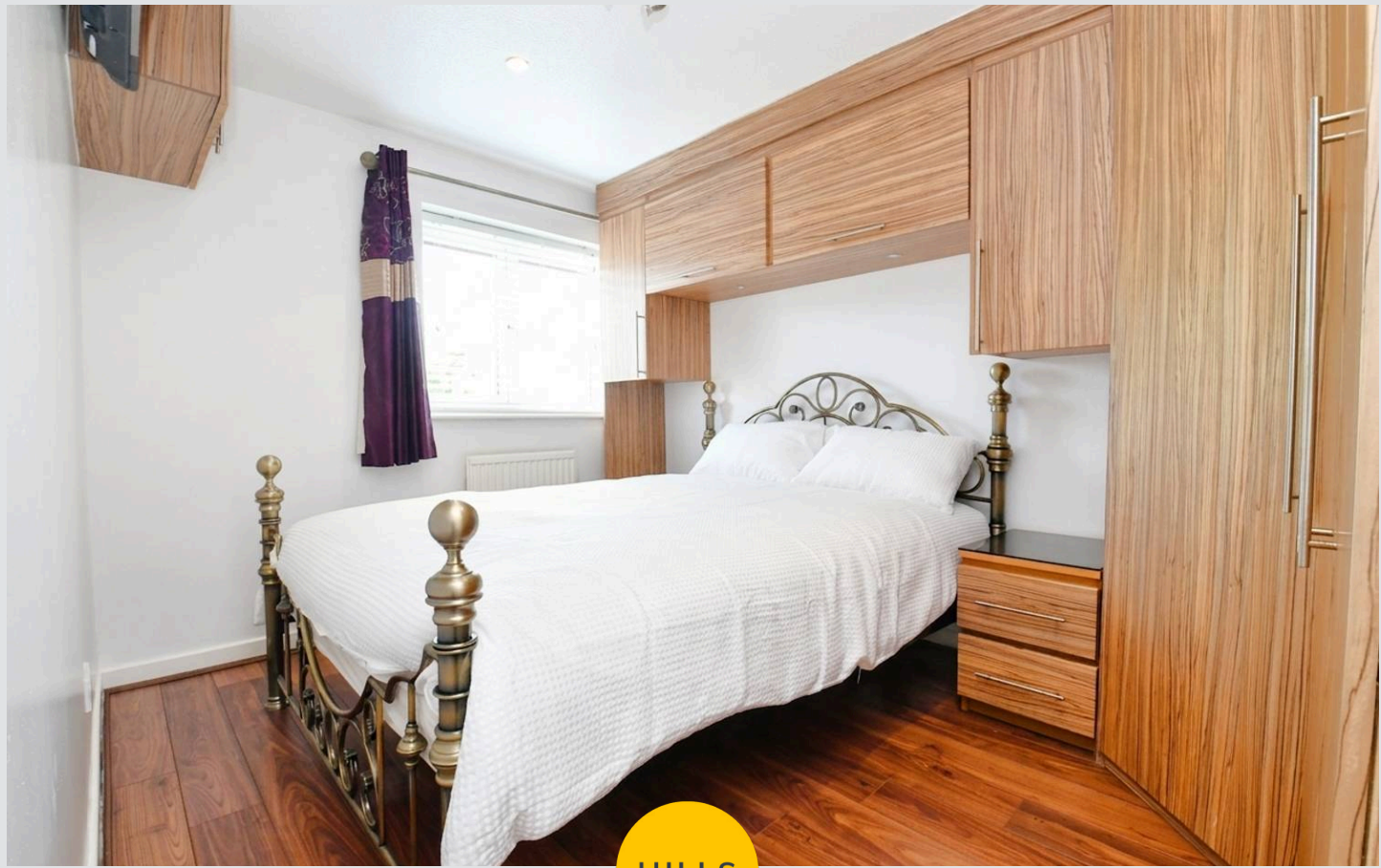
8' 10" x 7' 10" (2.68m x 2.38m)

**Bedroom Three**

7' 11" x 5' 9" (2.41m x 1.76m)

**Bathroom**

6' 5" x 5' 6" (1.96m x 1.68m)



**Hallway**

**Lounge**

14' 11" x 14' 8" (4.55m x 4.46m)

**Kitchen Diner**

14' 6" x 9' 8" (4.43m x 2.95m)

**Conservatory**

10' 7" x 7' 2" (3.23m x 2.18m)

**Landing**

**Bedroom One**

11' 10" x 8' 6" (3.60m x 2.59m)

**Ensuite**

8' 5" x 3' 11" (2.57m x 1.20m)

**Bedroom Two**

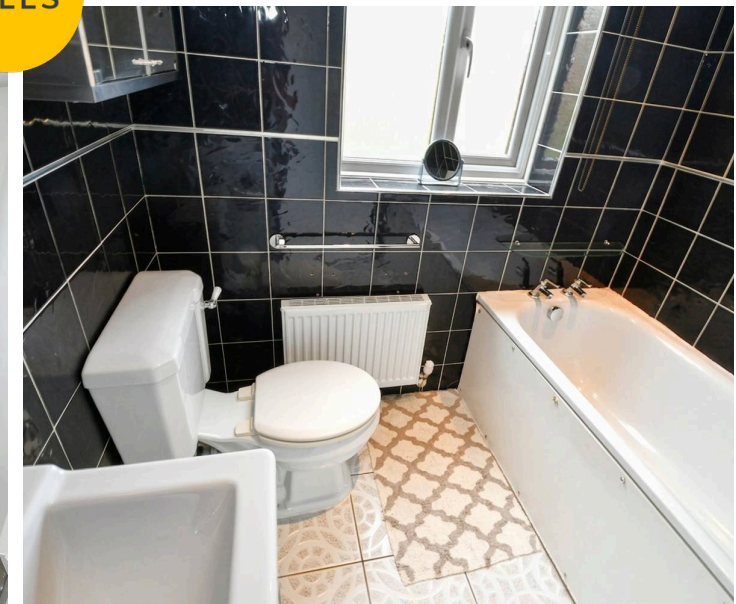
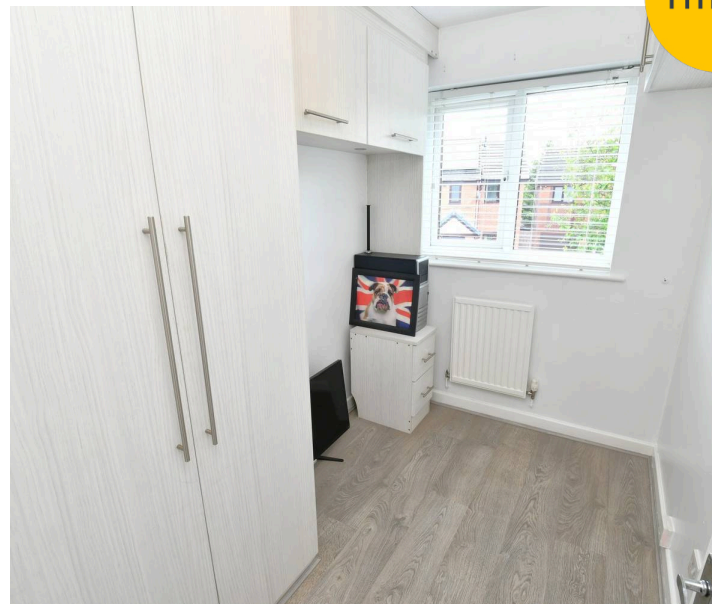
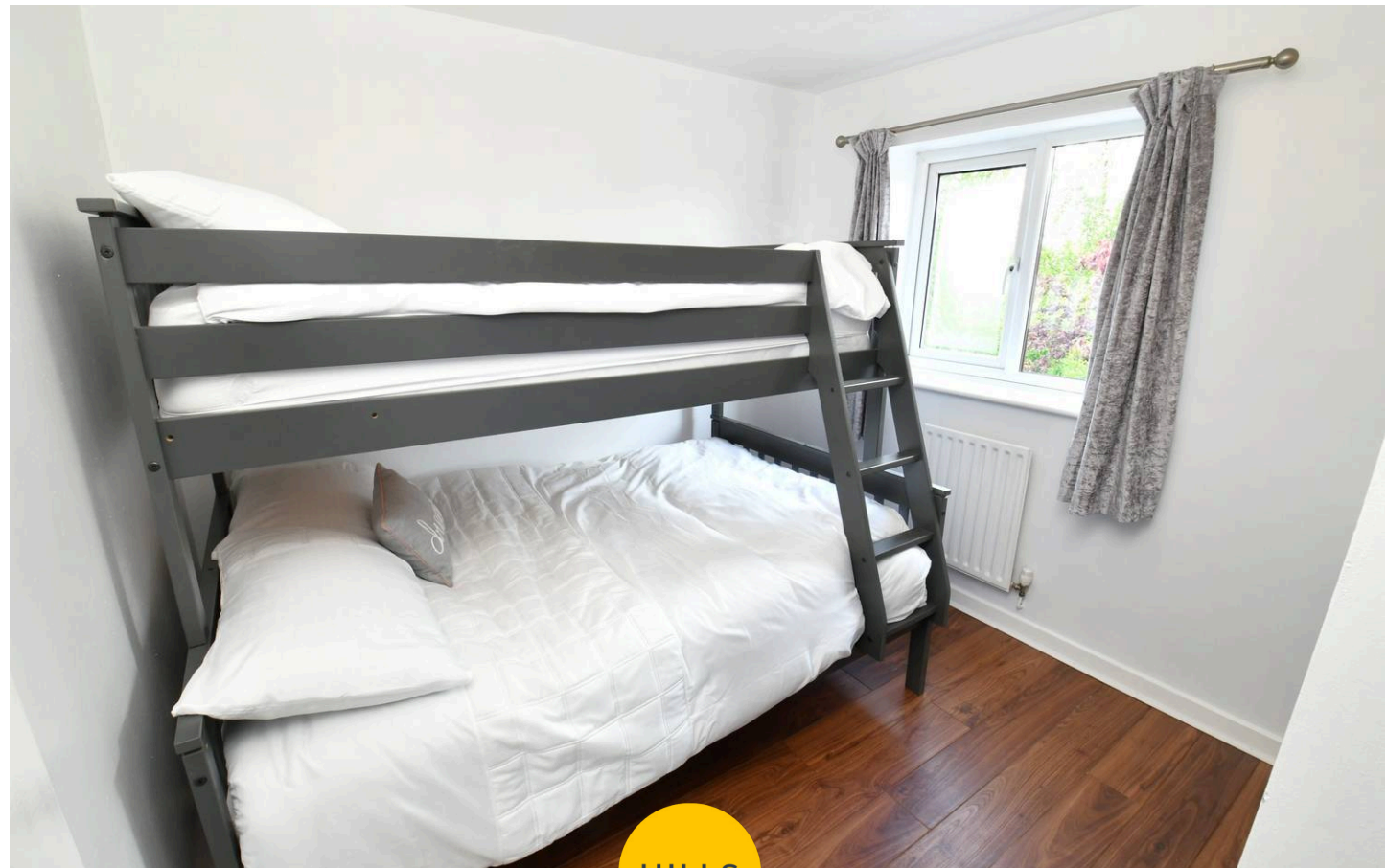
8' 10" x 7' 10" (2.68m x 2.38m)

**Bedroom Three**

7' 11" x 5' 9" (2.41m x 1.76m)

**Bathroom**

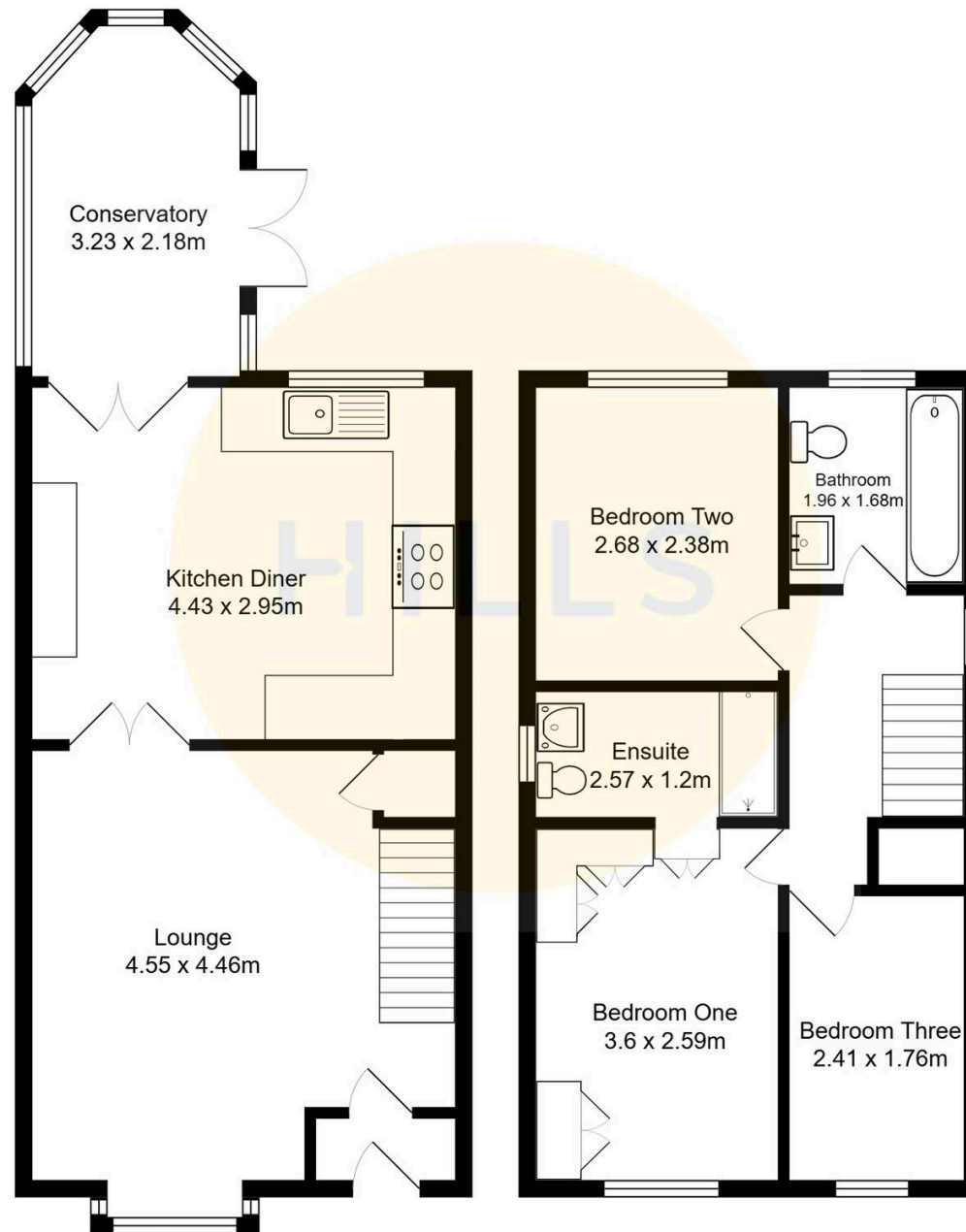
6' 5" x 5' 6" (1.96m x 1.68m)





HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.