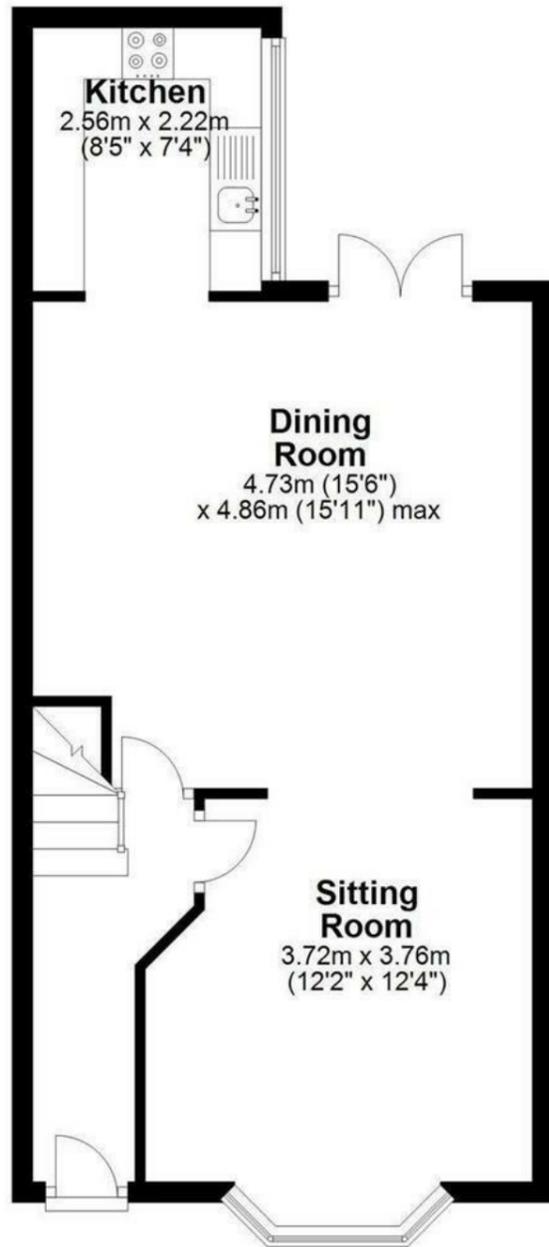
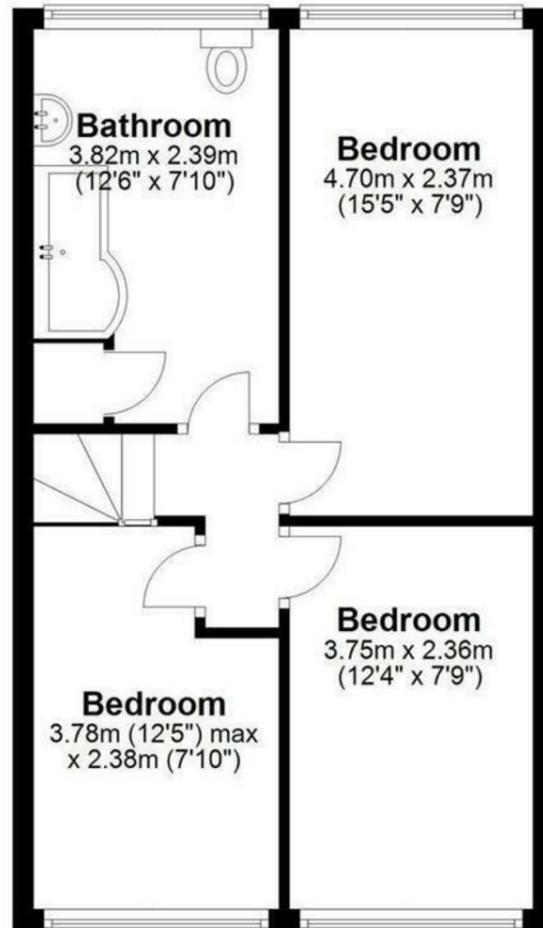


## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ulleswater Street, Leigh, WN7 4DZ

### £950

AN ENVIABLE THREE BEDROOM HOME IN LEIGH

Keenans Lettings welcome to the market this beautifully renovated three-bedroom terraced house located on Ulleswater Street in the charming town of Leigh. This delightful property is perfect for small families seeking a comfortable and stylish home.

As you step inside, you will be greeted by stunning original features that have been lovingly preserved, adding character and charm to the living space. The newly renovated interiors provide a fresh and modern feel, making it easy to envision your family settling in and creating lasting memories.

The spacious layout offers ample room for relaxation and entertaining, with a welcoming living area that flows seamlessly into the dining space. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals for family and friends.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The natural light that floods through the windows enhances the warm and inviting atmosphere throughout the home.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its blend of modern comforts and original charm, this property on Ulleswater Street is a wonderful opportunity not to be missed. Please contact our Lettings team for more information or to book a viewing at your earliest convenience.

# Ulleswater Street, Leigh, WN7 4DZ

£950



- Newly Renovated
- On Street Parking
- Close Proximity to Local Amenities
- Easy Access to Major Commuter Routes
- Council Tax Band A
- Two Generously Sized Bedrooms
- Modern Fitted Kitchen
- EPC Rating D
- Three Piece Bathroom Suite
- Enclosed Ample Rear Yard Space

## Ground Floor

### Entrance Hall

Doors to two reception rooms and stairs to first floor.

### Reception Room One

12'4" x 12'2" (3.76m x 3.72m)

UPVC double glazed windows, GCH radiator and open through to Reception room two/dining room.

### Reception Room Two / Dining Room

15'10" x 15'6" (4.85m x 4.73m)

UPVC double glazed patio doors to rear yard, GCH radiator and door to kitchen.

### Kitchen

8'5" x 7'4" (2.57m x 2.24m)

UPVC double glazed window, GCH radiator, a range of wall and base units with complimentary work tops, electric oven and hob with extractor over, stainless steel sink and mixer tap, part tiled splash backs, space and plumbing for washing machine and wood effect vinyl flooring.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

15'5" x 7'9" (4.70m x 2.37m)

UPVC double glazed windows and GCH radiator.

### Bedroom Two

12'4" x 7'10" (3.76m x 2.39m)

UPVC double glazed windows and GCH radiator.

### Bedroom Three

12'4 x 7'9 (3.76m x 2.36m)

UPVC double glazed windows and GCH radiator.

### Bathroom

12'6 x 7'10 (3.81m x 2.39m)

UPVC double glazed frosted window, GCH radiator, Three piece bathroom suite in white consisting of panel bath with direct feed shower over, shower screen, Vanity sink unit, dual flush W.C, storage, panelled elevations and tile effect flooring.

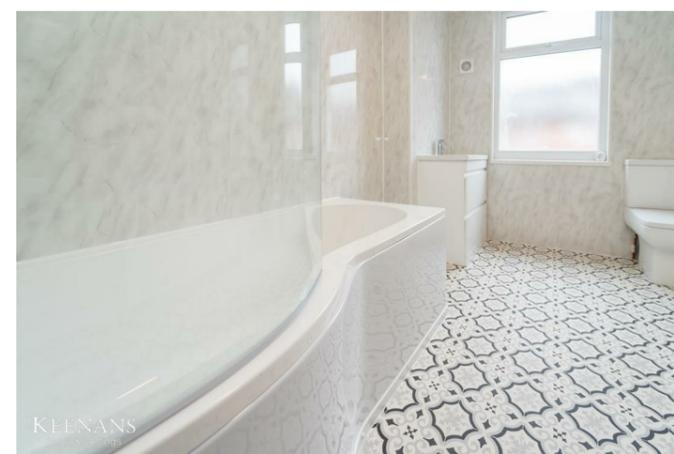
## External

### Front

Small walled forecourt.

### Rear

Enclosed paved yard.



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