CASA SALES & LETTINGS









29 Firs Lane, Leigh, WN7 4SA

£124,995

CASA SALES AND LETTINGS are pleased to bring this two bedroom id terraced property to the market FOR SALE. Situated in a convenient and well connected location, this attractive two bedroom property offers generous living accommodation throughout, modern interiors, and a low maintenance rear garden with off road parking access. Offered with NO ONWARD CHAIN.

The accommodation briefly comprises an entrance hallway leading into a bright and spacious lounge featuring high ceilings and large double glazed windows allowing plenty of natural light. To the rear is a generously sized kitchen/dining area fitted with a range of modern wall and base units, integrated oven and hob.

To the first floor are two bedrooms, both benefiting from plenty natural light, along with a modern family bathroom fitted with a contemporary white three-piece suite and shower over bath.

Externally, the property benefits from a low-maintenance rear garden with artificial lawn, paved area, and double gates providing access for secure off-road parking.

Ideally situated close to a wide range of local amenities including shops, schools, Pennington Flash Country Park, bus routes, and excellent transport links. The property is conveniently located near the East Lancashire Road, providing easy access into both Liverpool and Manchester, as well as the V1 Guided Busway offering direct routes into Manchester City Centre.

An ideal opportunity for first-time buyers or investors.

Entrance/Vestibule 3'1" x 3'2" (0.94 x 0.98)
UPVC double glazed to front, laminate floor, fan light window, alarm panel, electric cupboard, door to lounge.

Lounge (inc. alcoves) 15'1" x 14'1" (4.6 x 4.3)
Laminate floor, hardwood double glazed sash style window, ceiling right and rose, coving and picture rail, radiator, electric cupboard.

Kitchen/Diner 13'11"x.9'7" (4.25x.2.94)
Tile effect laminate flooring, ceiling light and lamp shade, 2x mahogany wood double glazed sash style window to rear, hardwood door to rear. Range of modern fitted wall and base units with worktop. 1 1/2 bowl stainless steel sink and mixer tap. Integrated oven, electric 4 ring hob and extractor fan.

Understairs
Ceiling light

Landing
Carpet, loft hatch, ceiling light and storage cupboard

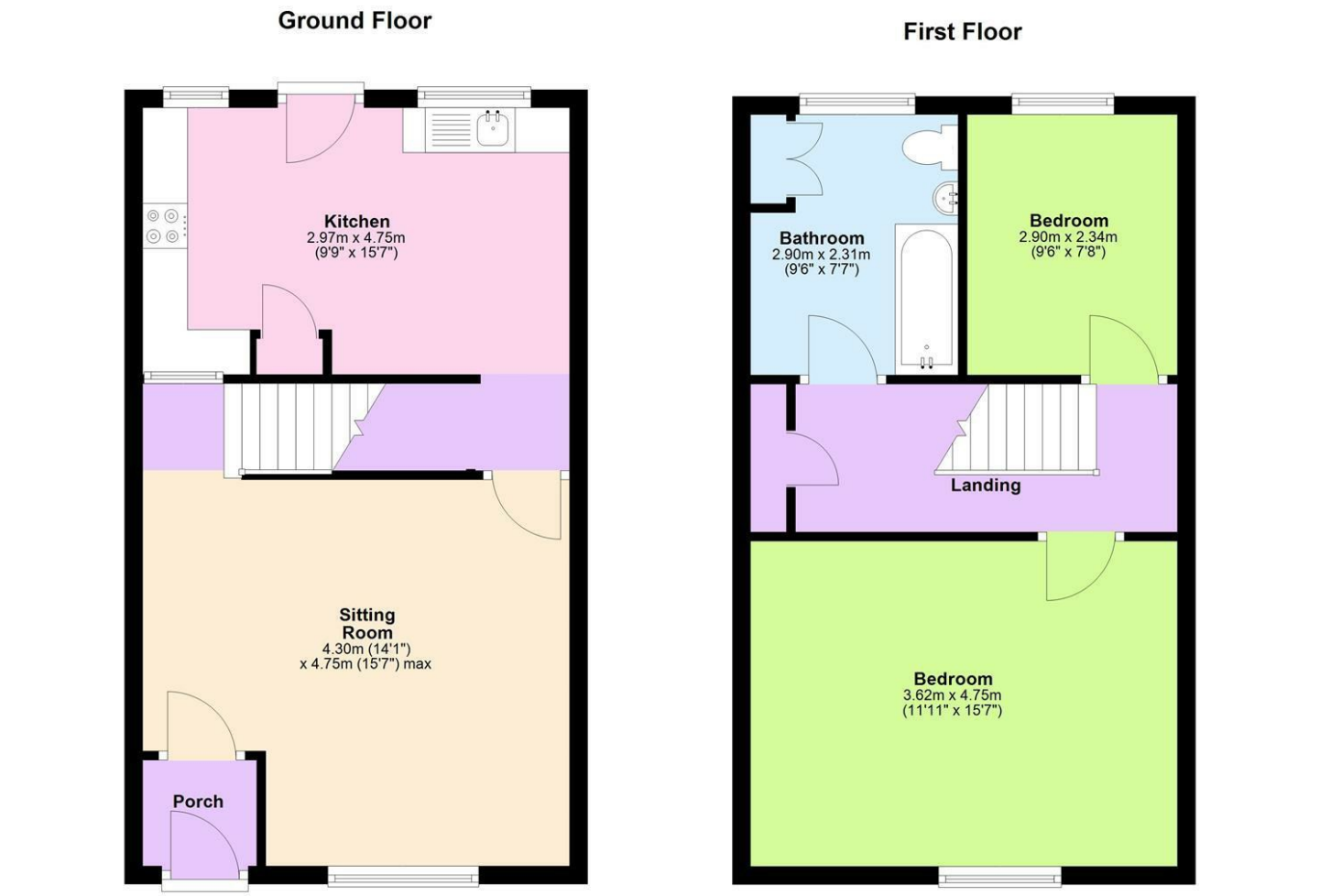
Bedroom 1 15'1" x 11'9" (4.6 x 3.6)
Ceiling light, carpet, hardwood mahogany sash style window to front, and radiator

Bedroom 2 7'6" x 9'8" (2.3 x 2.95)
Ceiling light, carpet, hardwood mahogany sash style window to rear, radiator

Bathroom 7'4" x 9'7" (2.26 x 2.93)
Tile effect laminate floor, flush ceiling light, hardwood mahogany double glazed sash style window to rear with opaque glass. Modern 3 piece white bathroom suite, triton shower over bath, W/C, sink with chrome mixer tap. Part tiles with border and extractor fan. Storage cupboard housing boiler.

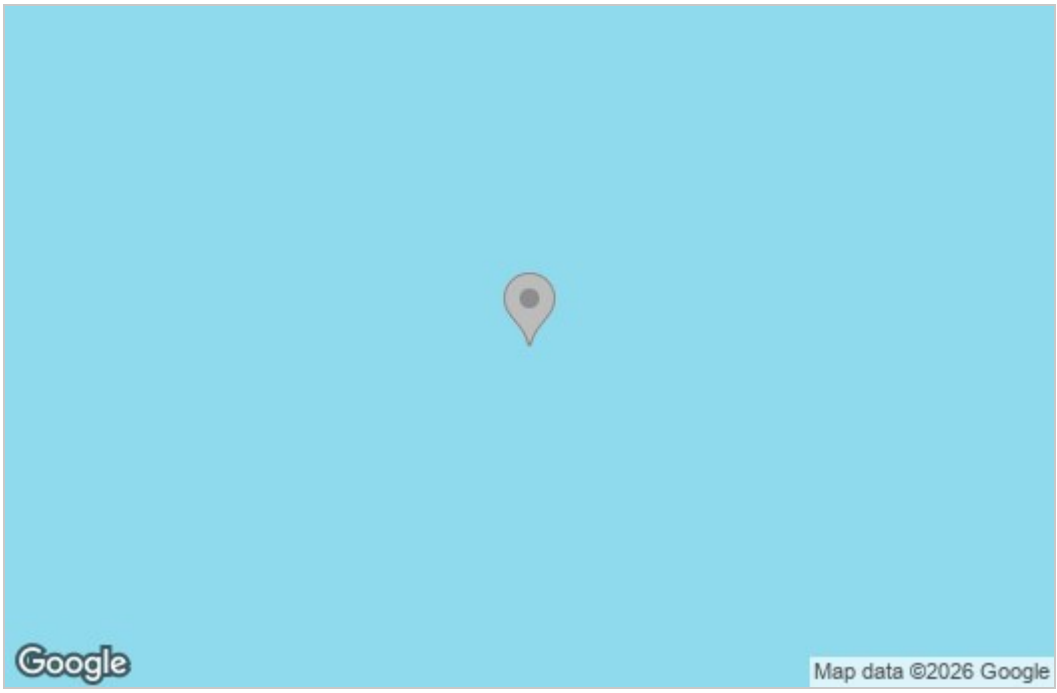
Rear garden
Astroturf, paved area by double gates with access for off road parking. Shrub borders, fenced area to right with brick wall to left.

Floor Plan

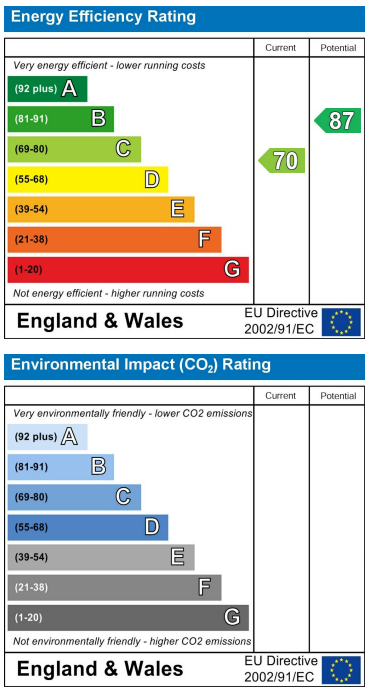


Total area: approx. 79.4 sq. metres (854.5 sq. feet)

Area Map



Energy Efficiency Graph



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