



39 Eyet Street, Leigh, WN7 1YG
£135,000

CASA SALES AND LETTINGS are delighted to bring to the market FOR SALE this garden fronted, two bedroom mid terraced property, situated within walking distance from Leigh town centre and Parsonage Retail Park. Conveniently placed within reach of great transport links, V1 guided bus way into Manchester and the East Lancs A580 to Liverpool and Manchester a short drive away. Pennington Flash Country Park is also located nearby.

The property comprises of gardens to both the front and rear, a spacious lounge leading into a modern fitted kitchen that contains integrated appliances from the kitchen there is direct access to the rear garden, two good sized bedrooms, and the bathroom which consists of a four piece modern suite with tiled walls and vinyl flooring.

This would be a would be a great home for couples, professionals and small families. Ideal for first time buyers or investment. Call now to arrange a viewing!

Entrance / Vestibule

UPVC double glazed door and window to front elevation

Lounge 13'5" x 14'6" (4.10 x 4.42)

Laminate floor, TV point, ceiling light and coving, radiator, electric cupboard and alarm panel

Kitchen / Diner 14'2" x 10'0" (4.34 x 3.05)

UPVC double glazed door to rear. UPVC double glazed window x2 to rear elevation. Range of fitted kitchen base and wall units, chrome extractor hood, integrated oven and microwave, gas hob and complimentary work top, ceiling lights, laminate effect vinyl floor. Radiator, boiler, black composite 1 1/2 bowl sink with drainer and mixer tap.

Bedroom 1 14'9" x 10'5" (4.51 x 3.19)

UPVC double glazed window to rear, carpet, ceiling light and radiator

Bedroom 2 16'4" x 7'2" (4.98 x 2.20)

UPVC double glazed window to rear, carpet, ceiling light and radiator

Bathroom 7'1" x 9'10" (2.16 x 3.02)

UPVC double glazed window to rear, 4 piece modern suite, bath, W/C, sink, separate shower cubicle, tile effect vinyl floor. Fully tiled walls, radiator and ceiling light.

Landing

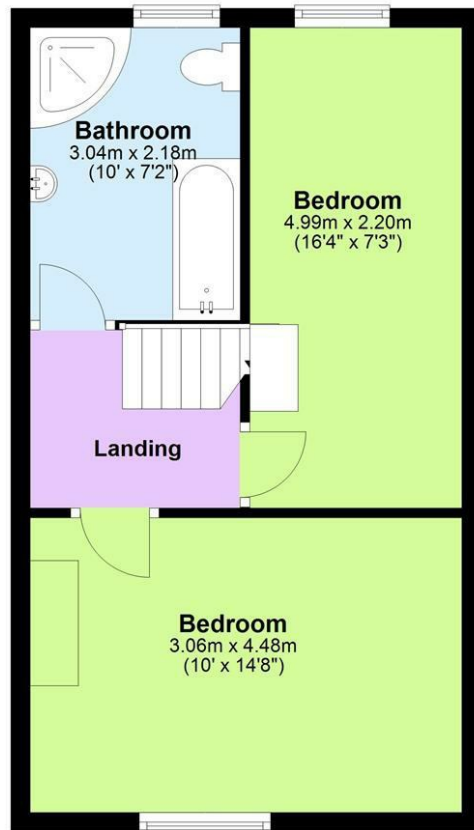
Loft access, carpet and ceiling light

Floor Plan

Ground Floor

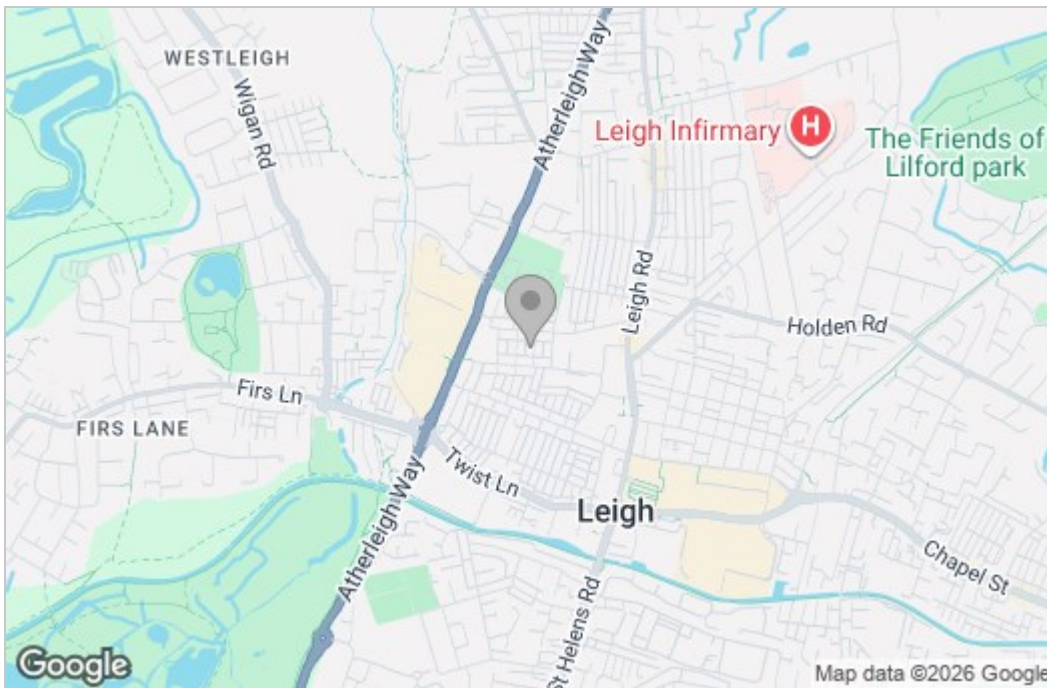


First Floor

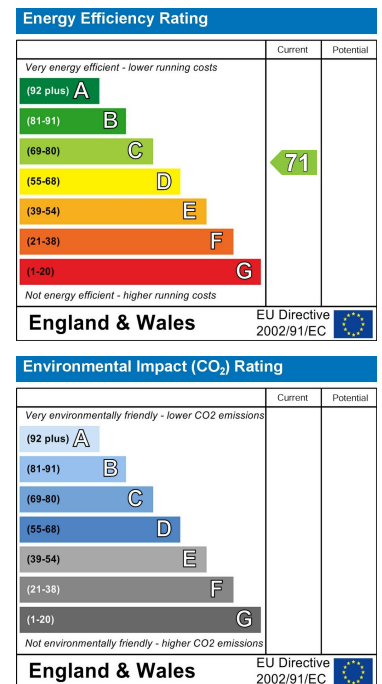


Total area: approx. 73.0 sq. metres (786.0 sq. feet)

Area Map



Energy Efficiency Graph



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