

79 Wigan Road, Leigh, WN7 5AQ

Offers In The Region Of £104,995

CASA SALES AND LETTINGS are delighted to bring to the market this two bedroom cottage style mid terraced property, which comprises of; lounge, fitted kitchen/diner with integrated appliances, two bedrooms, Jack and Jill family bathroom suite and a spacious yard to the rear.

The property is ideally situated for an abundance of local amenities, great commuter links, such as Atherleigh Way Bypass and the A580 East Lancashire Road to Liverpool/ Manchester being close by. Local bus routes into Leigh and Wigan town centre are also within walking distance, as is Parsonage Retail Park, Leigh town centre, local amenities and good schools. Pennington Flash Country Park is also a few minutes walk away.

This property benefits from no onward chain and would be an ideal purchase for a first time buyer or Investor.

LIVING ROOM 12'11" x 11'6" (3.94 x 3.53)

KITCHEN 8'9" x 13'8" (2.68 x 4.18)

BEDROOM 1 12'9" x 11'6" (3.90 x 3.53)

BEDROOM 2 8'11" x 9'8" (2.72 x 2.96)

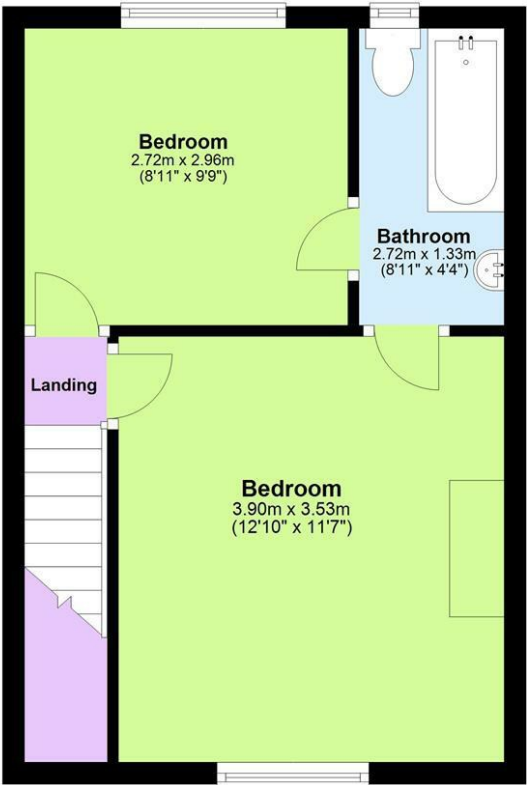
BATHROOM 8'11" x 4'4" (2.72 x 1.33)

Floor Plan

Ground Floor

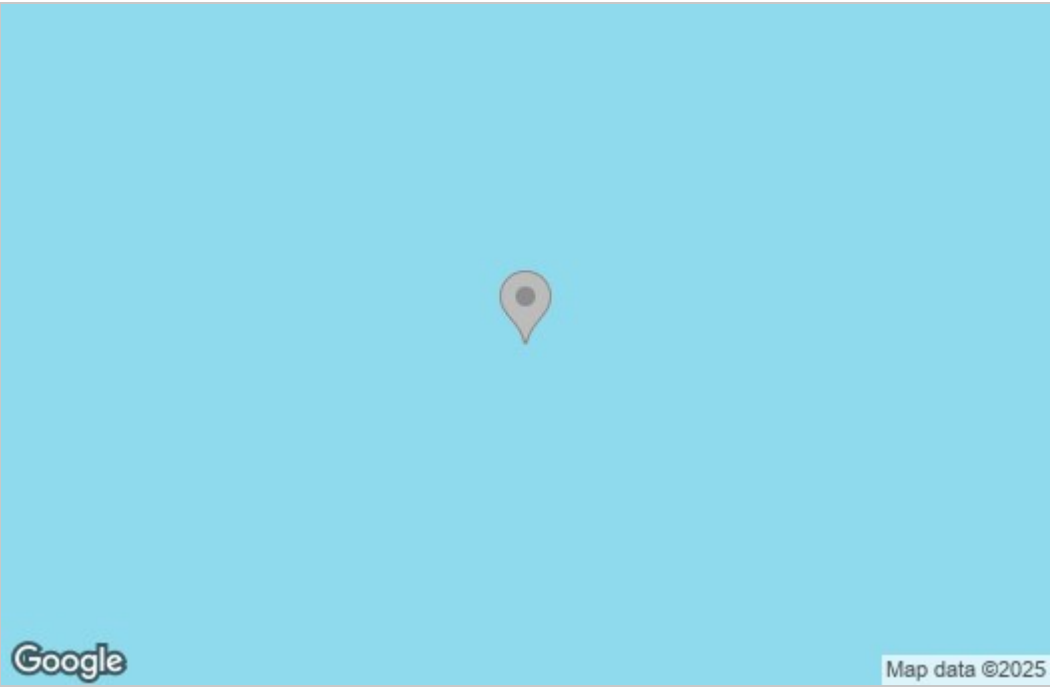


First Floor

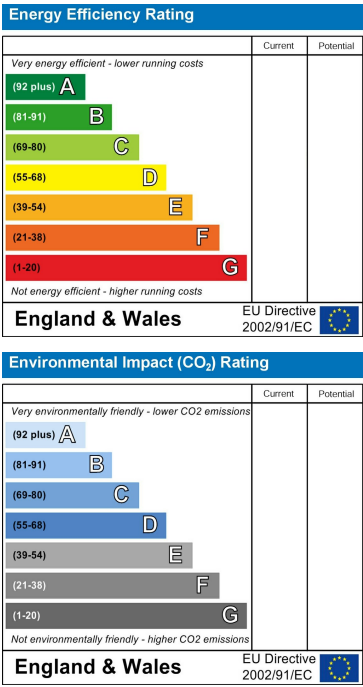


Total area: approx. 58.4 sq. metres (629.0 sq. feet)

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

