



161 Wigan Road, Leigh, WN7 5DE
£129,500

CASA SALES AND LETTINGS are pleased to bring to the market FOR SALE this well presented garden fronted mid terraced property in Leigh. Recently undergone a small refurbishment throughout, this property is in move in condition, with new decor, flooring, blinds, and available to a first time buyer, or buy to let investor, with no onward chain.

Comprising briefly of an entrance/vestibule, through to lounge, kitchen and dining room. To the first floor, two good sized bedrooms, and a modern three piece bathroom suite. To the front, a small walled garden, and a large low maintenance yard to the rear with secure gates.

Benefiting from great commuter links, with a main bus route into Wigan and Leigh town centres, the V1 guided bus way into Manchester being a short walk away. The Atherleigh way bypass is within a two minute drive away, linking to the A580 East Lancs to Manchester and Liverpool.

Entrance / Vestibule 3'4" x 2'4" (1.02 x 0.72)

UPVC double glazed door to front, ceiling light, coir carpet, dado rail, electric socket, door to lounge.

Lounge 14'1" x 14'0" (inc. alcove) (4.30 x 4.29 (inc. alcove))

UPVC double glazed window to front, carpet, radiator, dado rail, wall and ceiling light, ceiling rose. fireplace with coal effect gas fire.

Kitchen/Diner 14'0" x 10'8" (4.29 x 3.27)

UPVC double glazed window x2 to rear, radiator, grey laminate flooring. Modern fitted white high gloss kitchen, beech block effect work top, oven and gas hob. Partly tiled above worktops.

Bed 1 14'0" x 11'7" (inc. alcove) (4.29 x 3.55 (inc. alcove))

UPVC double glazed window to front, carpet, radiator, ceiling light, coving.

Bed 2 16'5" x 6'10" (5.01 x 2.09)

Hardwood double glazed window to rear, ceiling light, coving.

Bathroom 10'9" x 6'10" (3.28 x 2.09)

Hardwood double glazed window to rear, radiator, ceiling light, coving, tiled effect vinyl floor, storage cupboard. Modern fitted white 3 piece suite, shower over bath, W/C, sink.

Landing

Carpet, loft hatch, smoke alarm, wall lights

Garden

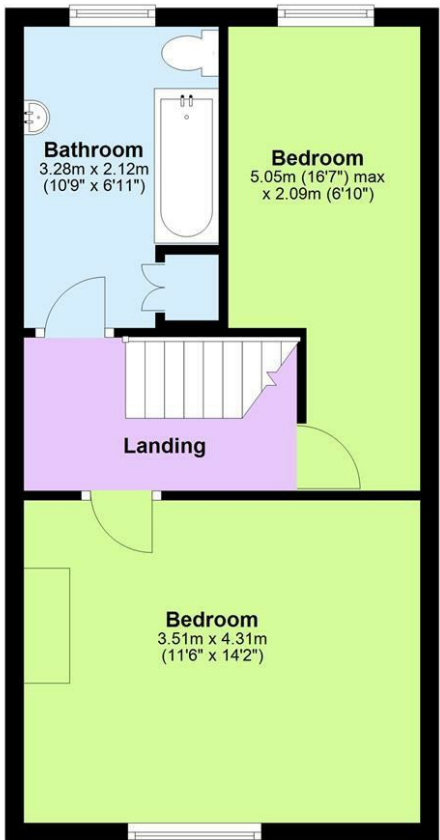
Secure walled garden, concrete low maintenance floor.

Floor Plan

Ground Floor

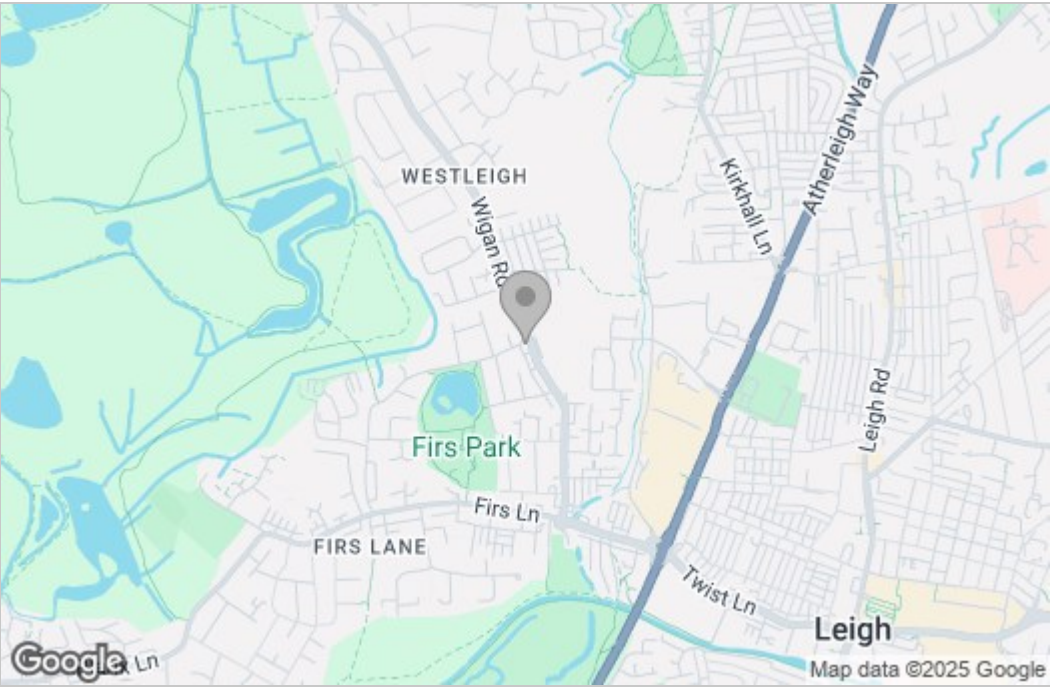


First Floor

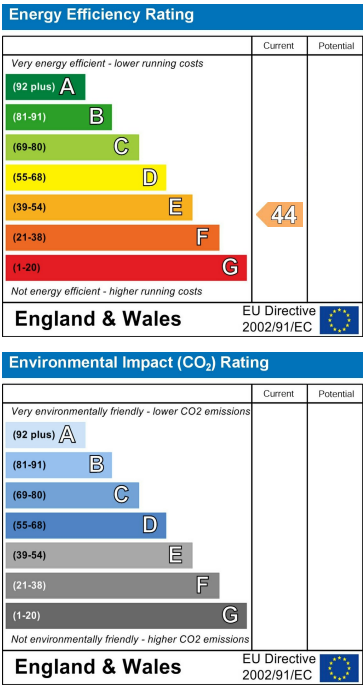


Total area: approx. 74.6 sq. metres (803.5 sq. feet)

Area Map



Energy Efficiency Graph



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