



## 3 bed semi-detached house to buy in WN7

Malton Close, Leigh, Greater Manchester, WN7 5BZ

**£190,000** Starting Bid

🏠 x3 🚗 x1 🚻 x3

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ Excellent Extended Semi Detached
- ✓ No Onward Chain
- ✓ Well Proportioned Sitting Room
- ✓ Kitchen and Sep Utility Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

FOR SALE with NO ONWARD CHAIN this excellent extended larger than average three bedroom semi detached property positioned at the head a quiet cul de sac. This excellent home offers fantastic accommodation together with private rear gardens and off road parking. With no onward chain, this home would be ideal for a range of buyers and early viewing is advised. Entry is an entrance which opens into the hallway. A well proportioned sitting room sits to the front and leads to a separate dining room to the rear. French doors open into a larger than average conservatory which looks onto the rear gardens. A fitted kitchen benefits from a separate utility room. A handy additional lounge and downstairs shower room completes the ground floor. To the first floor are three generous bedrooms and a bathroom with separate shower enclosure. A doorway leads to a space saver stair case which rises into the boarded loft space. Outside, this property is positioned at the end of a cul de sac with the front gardens providing off road parking. The enclosed rear gardens are low maintenance and provide a good degree of privacy.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 946

Annual Ground Rent Amount: £15.00

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1973

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Malton Close, Leigh, Greater Manchester, WN7 5BZ

Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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