



520 Holden Road
Leigh, WN7 2JJ
Price Guide £175,000



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****IN A GENEROUSLY SIZED PLOT****

A superb opportunity for First Time Buyers, Families or Investors.

This property has been recently renovated with a new kitchen and bathroom, with the benefit of three bedrooms, front and rear gardens together with off road parking.

There are amenities within walking distance, including restaurants, a convenience store, a dentist and pharmacist with the Bridgewater Canal a short walk away.

See floor plan for site plan identifying the area of the plot size.



Lounge

14'9" x 14'7" (4.5 x 4.45)
With carpeted flooring, feature fire place, open access to the dining room and first floor.

Kitchen / Dining Room

14'7" x 8'5" (4.47 x 2.59)
Recently fitted incorporating oven with stainless steel extractor hood, wine fridge together with a range of appliances.

Bedroom 1

14'7" x 8'7" (4.47 x 2.62)
A generously sized double bedroom with carpeted flooring.

Bedroom 2

8'7" x 7'1" (2.62 x 2.16)
With carpeted flooring.

Bedroom 3

6'11" x 6'7" (2.11 x 2.01)
With carpeted flooring.

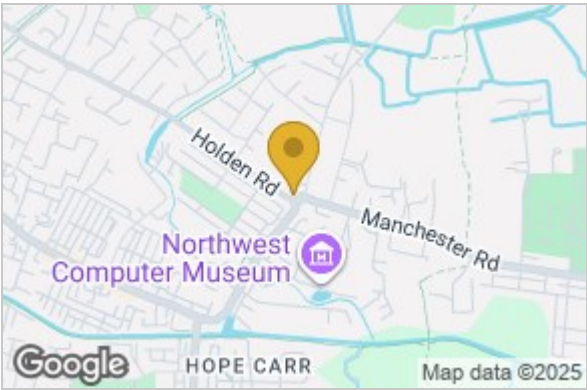
Bathroom

With tiled flooring, pedestal basin, heated towel rail, w/c, walk in shower

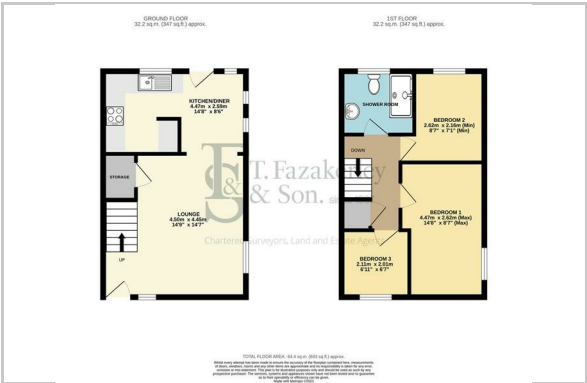
Rear Garden

Laid to lawn encompassed within a timber feather edge board fenced boundary.

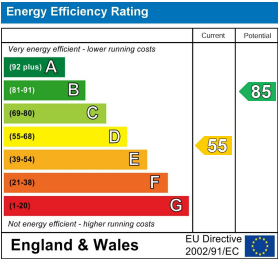
Area Map



Floor Plan



Energy Efficiency Graph



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