



## 164 The Avenue

, Leigh, WN7 1HR

£255,000

JonesPottsTaylor are delighted to present FOR SALE this well presented, three-bedroom semi-detached property. Situated in a sought-after location in Leigh, within walking distance to Leigh Infirmary, Lilford Park, the V1 guided bus way, schools, shops and amenities. The property briefly comprises of; entrance hallway, downstairs W.C / cloakroom, living room featuring French doors opening to the rear garden, a modern fitted kitchen, dining room / reception room and conservatory. To the first floor are two double bedrooms, a single bedroom, all benefitting from fitted wardrobes, and a family bathroom with three-piece suite. Outside to the front is an open garden with driveway, whilst to the rear is spacious low maintenance garden, featuring double gates to open to further off road parking.

Viewings for this property are a must to appreciate its sought after location and modern décor standard.

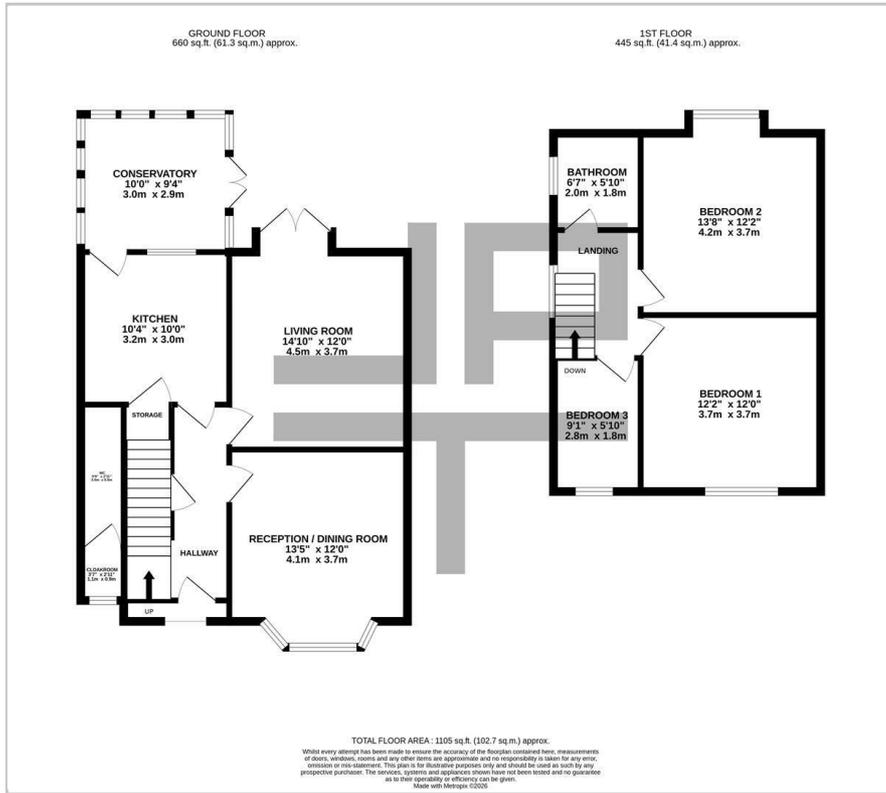
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Sought After Residential Location
- Within Walking Distance To Leigh Infirmary
- Central To Network & Transport Links
- Three Reception Rooms
- Large Spacious Rear Garden
- Two Private Driveways & Off Road Parking



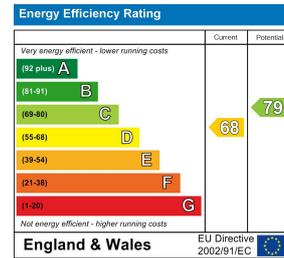
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.