



## 9 Ledgard Avenue

, Leigh, WN7 4BG

£250,000

JonesPottsTaylor are delighted to present FOR SALE this four bedroom semi detached property. Situated in a sought after residential location on the popular Leigh Sports Village development, close to transport / network links, schools, shops and amenities. The property briefly comprises of; entrance hall, downstairs WC, sitting room and modern fitted kitchen / dining room with French doors leading to the rear garden. To the first floor are three double bedrooms, a single bedroom and a further family bathroom with three piece suite. Outside to the front is a low maintenance garden and driveway for two vehicles whilst to the rear is a well maintained landscaped garden.

Viewings are highly recommended.

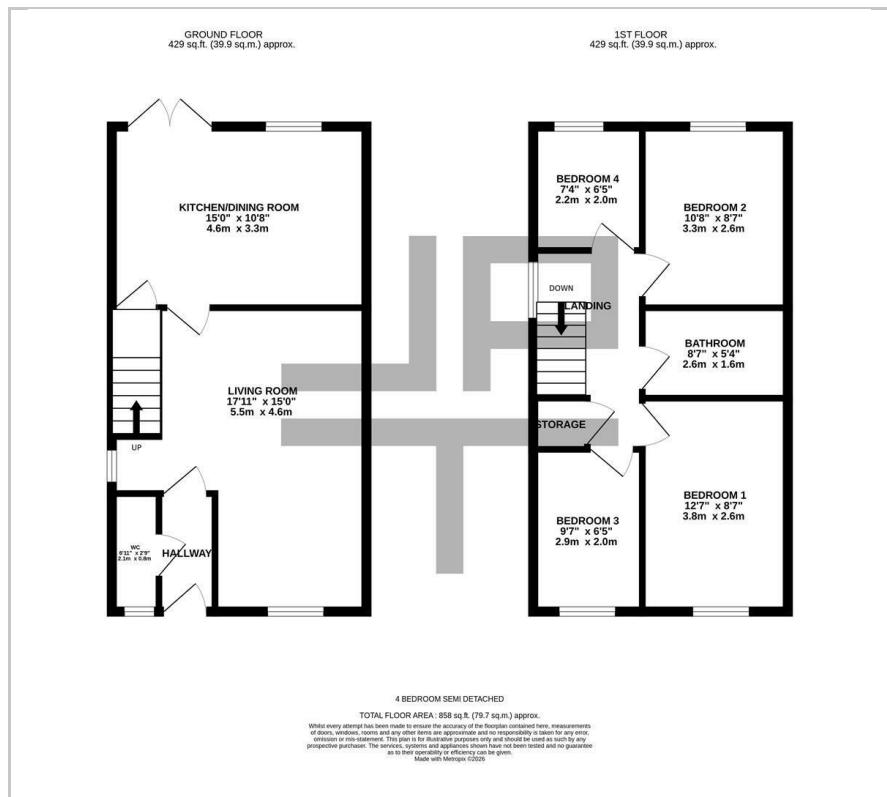
### Viewing

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.

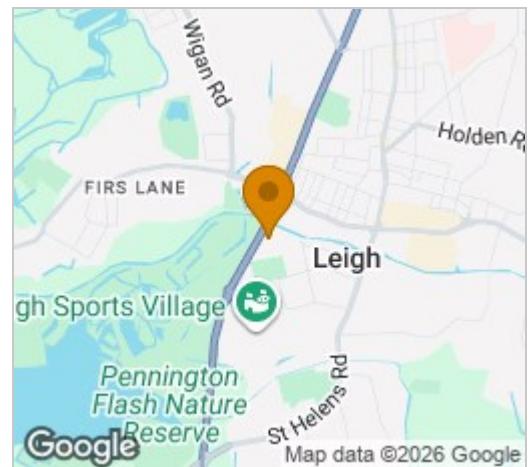
- No Onward Chain
- Sought After Residential Location
- Close To Transport & Network Links
- Four Well Proportioned Bedrooms
- Off Road Parking
- Gas Central Heating & Double Glazed PVC Windows



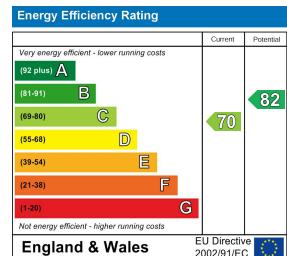
## Floor Plan



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