JONES POTTS TAYLOR



38 Winmarleigh Gardens

, Leigh, WN7 3JF

Offers in excess of £240,000

JonesPottsTaylor are delighted to present FOR SALE this deceivingly spacious two/three bedroom mid-terraced property. Situated in a secluded residential location of Pennington in Leigh, central to transport and network links, within walking distance to Pennington Park/Flash Nature Reserve, schools, shops and amenities. The property briefly comprises of; entrance vestibule, living room, a separate dining room, kitchen, utility and downstairs W.C / cloakroom. To the first floor is a double bedroom featuring fitted wardrobes, a single bedroom and a further family bathroom with four piece suite. A converted loft room sits to the second floor offering potential additional space. Outside to the front and rear are enclosed low maintenance gardens, with the front benefitting from allocated parking. A garden plot of land sits facing the front garden which offers additional parking and a landscaped private garden.
Viewings for this property are a must to appreciate its sought after location and high refurbishment / decor standard.

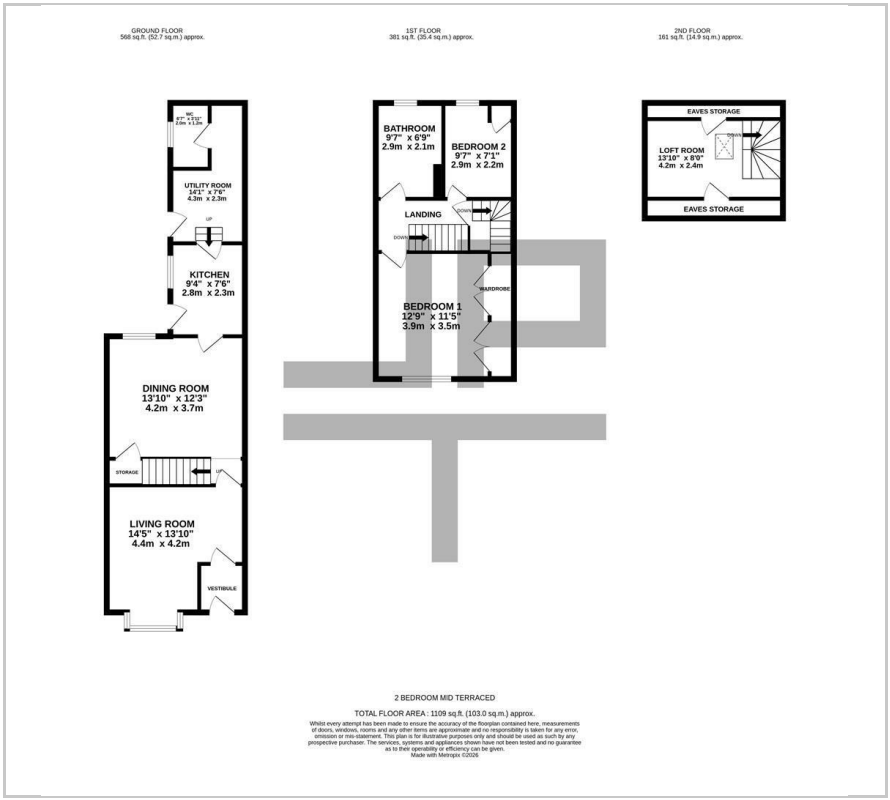
- Peaceful And Secluded Location
- Two Reception Rooms
- Downstairs Utility / Cloakroom & W.C
- Loft Room Creating Potential 3rd Bedroom
- Off Road Parking & Driveway
- Landscaped Garden Plot & Rear Yard

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.

2 2 2 C

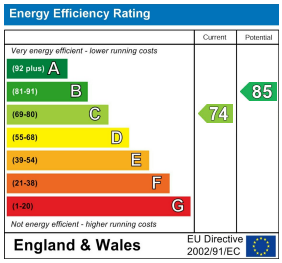
Floor Plan



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.

6-8 Twist Lane, Leigh, Greater Manchester, WN7 4DA
Tel: 01942 368600 Email: hello@jonespottstaylor.co.uk jonespottstaylor.co.uk