



JONES POTTS TAYLOR



## 8 Leigh Road

Atherton, Manchester, M46 0NA

**£149,950**

JonesPottsTaylor are delighted to present **FOR SALE** this two bedroom, Garden fronted mid-terrace property, situated in a residential location of Atherton, close to transport and networks links, schools, shops and amenities. The property briefly comprises of; entrance vestibule, living room and kitchen / dining room. To the first floor is a double bedroom, a single bedroom and a further family bathroom. Outside to the front and rear are enclosed low maintenance gardens.

Viewings are a must to see the potential investment / development opportunity.

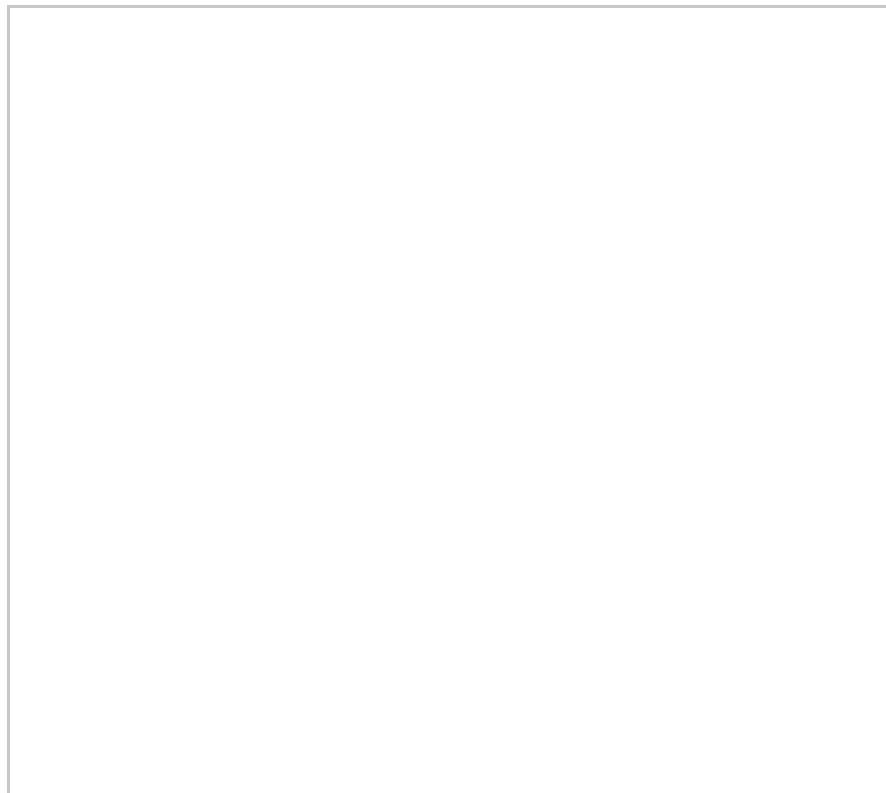
- No Onward Chain
- Sought After Location
- Close To Transport & Network Links
- Well Located For School Catchment Area
- Potential Investment/ Development Opportunity
- Gas Central Heating & Double Glazed UPVC Windows

### 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.



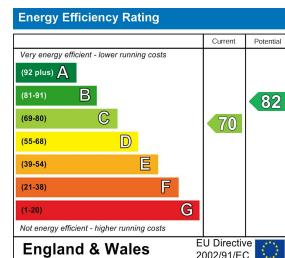
## Floor Plan



## 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.