

**7 ALT CLOSE, LEIGH, LANCASHIRE,
WN7 5BD**

OFFERS OVER £110,000

- **Three
Bedroom
Town House**
- **Close To
Parsonage
Retail Park**
- **UPVC Double
Glazing**
- **Gas Central
Heating**
- **Gardens to
Front & Rear**
- **Garage**
- **No Chain**
- **EPC Rating:
TBC**



Borron Shaw

Your local Estate Agent





NO CHAIN - CLOSE TO THE RETAIL PARK - GARDENS TO FRONT & REAR - SEPARATE GARAGE - GREAT FOR FIRST TIME BUYERS - NOT ONE TO BE MISSED

Borron Shaw are pleased to offer this mid town situated in Leigh for sale. It comprises of:- Entrance Porchway, Lounge, Kitchen, Landing, Three Bedrooms and a Bathroom. It benefits from UPVC double glazing throughout and is warmed by gas central heating. This would be a great purchase for a first time buyer looking to make a house their own. Externally it has gardens to the front & rear with a separate garage for off road parking or storage. Viewings are a must.

Entrance Porchway

UPVC entrance door and double glazed window, built in storage.

Lounge 15'1" x 13'5" (4.60m x 4.09m)

UPVC double glazed french doors, electric fire set in feature brick surround, coved ceiling, radiator.

Kitchen 7'5" x 10'5" (2.26m x 3.18m)

Fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, single sink unit with mixer tap over, double built in eye level electric oven, 4-ring gas burner hob with extractor over, integrated fridge and freezer, combination boiler, partially tiled walls, UPVC double glazed window.

Landing

Access to the roof space, spindle balustrade, airing cupboard.

Bedroom One 13'5" x 9'5" (4.09m x 2.87m)

UPVC double glazed window, radiator.

Bedroom Two 10'5" x 7'1" (3.18m x 2.16m)

UPVC double glazed window, radiator.

Bedroom Three 8'6" x 6'7" (2.59m x 2.01m)

UPVC double glazed window, radiator.

Bathroom



Double shower cubicle, pedestal hand wash basin, low level WC, partially tiled walls, heated towel rail, UPVC double glazed window.

Exterior

Front: Garden fronted, laid to lawn with a paved pathway.

Rear: Rear garden, laid to lawn with a paved patio and pathway, fenced boundaries.

Garage

Separate garage with up and over door.



MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com

