



9 Swallowfield

, Leigh, WN7 1HT

- Extended semi detached bungalow
- Very well presented
- Sought after Holden Road area
- Close to local amenities/ Leigh town centre

Guide Price £174,000

EPC Rating 'TBC'





Property Description

ACCOMMODATION COMPRISES

FRONT

GROUND FLOOR

ENTRANCE HALLWAY

5'01 x 7'10 UPVC door to side with inset glass panel detail. UPVC double glazed window to side. Oak effect internal door to lounge, Karndean tile effect flooring, Large storage cupboard with Bi-folding Oak effect door, Ceiling spotlights, Radiator, Electric sockets.

LOUNGE

12'01 x 15'04 Carpet, Feature electric fireplace with marble back panel and hearth and wood surround, TV point, Ceiling light, Radiator, Electric sockets, UPVC double glazed Bi- folding doors to extension.

FAMILY ROOM

23'01 x 11'01 UPVC double glazed French doors to





rear with Appeal blinds. Large UPVC double glazed chalet windows to rear with Appeal blinds, 2x Remote controlled velux roof windows, Wood effect Karndean flooring with gas under floor heating, Feature log burning effect gas fireplace, 2x Ceiling lights, Ceiling spotlights.

FAMILY ROOM

FAMILY ROOM

KITCHEN

11'11 x 9'00 UPVC double glazed window to front, Wood effect Karndean flooring, A range of modern fitted wall and base units with complementary worktops, Integral double electric oven, Separate 4x ring gas hob, Extractor hood, Chrome 1Â½ Bowl sink with mixer tap and drainer, Cupboard housing boiler, Washing machine point, Dishwasher point, Smoke alarm, Ceiling spotlights, Vertical white standing radiator, Electric sockets.

INNER HALLWAY

Carpet, Loft access (Partially boarded), Storage cupboard, Smoke alarm, Ceiling light, Electric sockets.

FIRST FLOOR

BEDROOM 1

12'09 x 8'09 UPVC double glazed window to front, Carpet, A range of modern fitted wardrobes, Ceiling light, Radiator, Electric sockets.

BEDROOM 2

8'06 x 10'06 2x UPVC double glazed window to front, Carpet, Ceiling light, Radiator, Electric sockets.

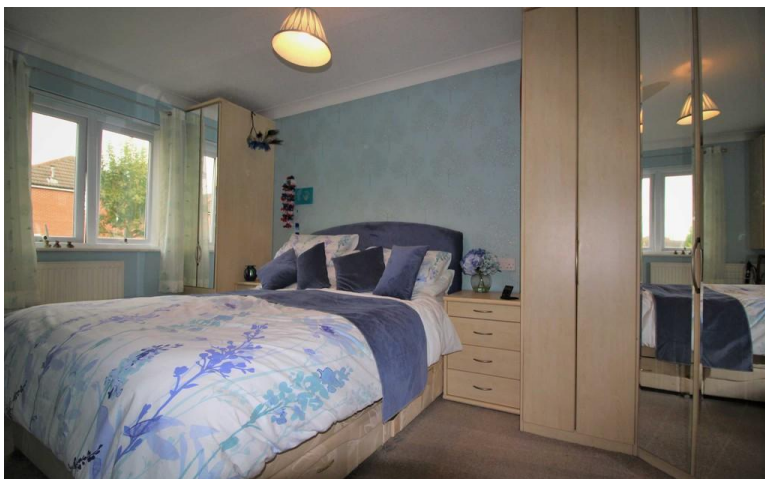
BATHROOM

5'10 x 7'03 UPVC double glazed window to side, Fully tiled walls, Tile effect vinyl floor, Low level WC, Sink with pedestal and mixer tap, Bath with mixer tap, Overhead electric shower, Floating storage unit, Built in ceiling speakers, Extractor fan, Ceiling spotlights, Chrome effect towel radiator.

OUTSIDE

GARDEN

To the rear of the property is a low maintenance, paved garden with established plants, shrubs, a garden shed and a Green house To the front of the property is a paved garden with established plants, shrubs and a paved driveway providing access to OFF- ROAD PARKING.





GARDEN

GARDEN

TENURE

TBC

RATES

TBC

VIEWINGS

Strictly by appointment via Stringfellows Estate Agents on 01942 675216.

VALUATION

IF YOU ARE THINKING OF SELLING YOUR CURRENT HOME STRINGFELLOWS WILL BE PLEASED TO PROVIDE A FREE NO OBLIGATION VALUATION ON YOUR PROPERTY. PLEASE CONTACT TANYA LLOYD ON 01942 675216

SERVICES

The services to the property (ie gas, electricity, water and drainage) along with central heating system (if any) and fitted appliances described in these property particulars have not been tested by Stringfellows. All dimensions given are approximate, having been

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