



32 Kenwood Avenue

Leigh, WN7 2LN

- Detached three bedroom property
- Situated in a sought after area of Leigh just off Holden Road
- Close to local amenities such as Leigh Town Centre, shops and schools
- Good commuter links such as the East Lancs Road and New V1 guided bus route into Manchester

Guide Price £189,995

EPC Rating 'TBC'





Property Description

ACCOMMODATION COMPRISES

FRONT

GROUND FLOOR

ENTRANCE HALLWAY

8'11(MAX) x 13'00(MAX) UPVC door to front with double glazed glass panel detail, UPVC double glazed window to front, Carpet, Under stairs storage cupboard, Ceiling coving, Ceiling light, Radiator, Electric sockets.

DOWNSTAIRS WC

UPVC double glazed window to side. Low level W/c. Sink. Ceiling light.

LOUNGE/ DINING ROOM

10'11(MAX) x 28'07 (MAX- INCLUDING BAY) UPVC double glazed bay window to front, Carpet, Fireplace with coal effect electric fire, 4x Wall lights, Ceiling





coving, Ceiling light, Radiator, Electric sockets, UPVC double glazed patio doors to rear.

LOUNGE / DINING ROOM

LOUNGE / DINING ROOM

KITCHEN

8'11(MAX) x 14'02(MAX) UPVC door to side with double glazed glass inset panel. UPVC double glazed window to rear, Wood effect laminate flooring, Part-tiled walls, A range of fitted wall and base units with complementary worktops, Sink with chrome mixer tap and drainer. Plumbed for washing machine. Integral extractor fan, Gas cooking point. Coved ceiling and light, Radiator, Electric sockets,

FIRST FLOOR

STAIRS/ LANDING

UPVC double glazed window to side, Carpet, Storage cupboard, Ceiling light, Electric sockets.

BEDROOM 1

11'02(MAX) x 10'02(MAX) UPVC double glazed window to rear, Carpet, Fitted wardrobes with overhead storage, bedside cabinets with shelves and dressing area with wall mounted mirror, Ceiling light, Radiator, Electric sockets



BEDROOM 2

11'02(MAX) x 11'00(MAX) UPVC double glazed window to front, Carpet, Fitted wardrobes and overhead storage, Ceiling lights, Radiator, Electric sockets.



BEDROOM 3

9'009(MAX) x 8'02(MAX) UPVC double glazed window to rear, Carpet, Ceiling lights, Radiator, Electric sockets.

BATHROOM

5'05(MAX) x 6'06(MAX) UPVC double glazed window to side, Carpet, Tiled walls, Low level WC, Hand wash basin, Bath with an overhead shower, Ceiling coving, Ceiling spotlights.



OUTSIDE

GARDEN

Outside, to the rear of the property it is a mainly laid to lawn garden with a paved patio area and established plants and shrub borders. To the front of the property is a lawned garden with established



plants and shrubs and to the side a detached garage with a driveway for off road parking for up to several vehicles.

GARDEN

TENURE

TBC

RATES

TBC

VIEWING

VALUATIONS

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 taken by a Sonic Tape and are to be treated solely as a guide to room sizes.

PURCHASING PROCEDURES

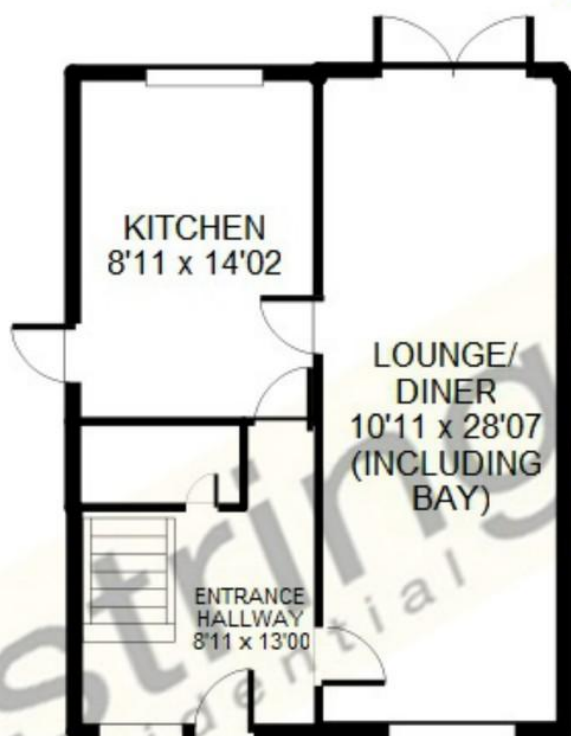
If you are interested in purchasing this property, please call in person to our Office to make your offer. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

MORTGAGE ARRANGEMENTS

Let Stringfellows help search the whole of the market place to find the best possible mortgage package to suit your requirements whether you are employed, self employed or need that little extra help with your financial arrangements.

REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

GUIDE ONLY



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		