



**Hamiltons**  
Estate Agents

**Organ Street**

**WN7 4DS**



- TWO BEDROOMS
- TWO BATHROOMS
- IDEAL FIRST TIME BUY
- REAR YARD
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- INTERNAL VIEWING ADVISED



HAMILTONS ESTATE AGENTS are delighted to bring to market this well presented Two Bedroom garden fronted mid terraced. Situated close to local amenities this well cared for home briefly comprises of; Entrance Vestibule, Lounge, Kitchen/Diner, Downstairs Shower room, Two Bedrooms and a Bathroom. This HAMILTONS ESTATE AGENTS are delighted to bring to market this well presented Two Bedroom garden fronted mid terraced. Situated close to local amenities this well cared for home briefly comprises of; Entrance Vestibule, Lounge, Kitchen/Diner, Downstairs Shower room, Two Bedrooms and a Bathroom. Externally this property is garden fronted with an enclosed rear yard with outhouse. Internal viewing is highly advised.



Please note: Electrical or other appliances, service installations, heating systems, security alarm systems and satellite receiving equipment, where applicable, have not been tested and interested parties are recommended to carry out their own investigations as to their condition and serviceability before contracts are exchanged. All measurements are approximate and have been obtained by a laser measuring device. The photographs are for illustration purposes only it should not be assumed that any contents, furnishings or furniture shown on the photographs are included in the sale nor should it be assumed that the property remains as displayed in the photographs.

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accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Entrance Vestibule

Lounge (15' 03" Max x 13' 11" Max or 4.65m Max x 4.24m Max)

Dining Room Open Plan Kitchen (15' 05" Max x 10' 03" Max or 4.70m Max x 3.12m Max)

Shower Room

Bathroom

Bedroom 1 (13' 05" Max x 10' 11" Max or 4.09m Max x 3.33m Max)

Bedroom 2 (16' 01" Max x 7' 07" Max or 4.90m Max x 2.31m Max)

**Price: £89950**

**Hamiltons of Leigh  
90 St. Helens Road,  
Pennington,  
Leigh, WN7 4HW**

**Tel: (01942) 678 035**