



Hamiltons
Estate Agents

Alderley Lane

WN7 3DW



- THREE BEDROOMS
- NEWLY FITTED KITCHEN AND BATHROOM
- DRIVEWAY FOR NUMEROUS CARS
- DETACHED GARAGE
- IDEAL FAMILY HOME
- SOUGHT AFTER AREA
- INTERNAL VIEWING ADVISED
- TWO RECEPTION ROOMS



HAMILTONS ESTATE AGENTS are delighted to bring to market this immaculately presented three bedroom semi detached home. Boasting a newly fitted Kitchen and modern Bathroom this property must be viewed to be appreciated! Briefly comprising of; Entrance Hall, Downstairs WC, Open Plan Lounge/Dining Room HAMILTONS ESTATE AGENTS are delighted to bring to market this immaculately presented three bedroom semi detached home. Boasting a newly fitted Kitchen and modern Bathroom this property must be viewed to be appreciated! Briefly comprising of; Entrance Hall, Downstairs WC, Open Plan Lounge/Dining Room, Newly fitted modern Kitchen, 2nd Reception Room, Three Bedrooms and a Bathroom. Externally this property gardens to front and rear with a driveway leading to a detached GARAGE. Early viewing is 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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or make the same available on any website. IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars 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.

Price: £240000

**Hamiltons of Leigh
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