



### 3 bed semi-detached house to buy in WN7

Malton Close, Leigh, Greater Manchester, WN7 5BZ

**£190,000** Starting Bid

🏠 x 3 🚿 x 1 🚻 x 3

Tenure  
**Leasehold**

Driveway parking

### Property features

- ✓ Excellent Extended Semi Detached
- ✓ No Onward Chain
- ✓ Well Proportioned Sitting Room
- ✓ Kitchen and Sep Utility Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

FOR SALE with NO ONWARD CHAIN this excellent extended larger than average three bedroom semi detached property positioned at the head a quiet cul de sac. This excellent home offers fantastic accommodation together with private rear gardens and off road parking. With no onward chain, this home would be ideal for a range of buyers and early viewing is advised. Entry is an entrance which opens into the hallway. A well proportioned sitting room sits to the front and leads to a separate dining room to the rear. French doors open into a larger than average conservatory which looks onto the rear gardens. A fitted kitchen benefits from a separate utility room. A handy additional lounge and downstairs shower room completes the ground floor. To the first floor are three generous bedrooms and a bathroom with seperate shower enclosure. A doorway leads to a space saver stair case which rises into the boarded loft space. Outside, this property is positioned at the end of a cul de sac with the front gardens providing off road parking. The enclosed rear gardens are low maintenance and provide a good degree of privacy.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 946

Annual Ground Rent Amount: £15.00

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1973

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92-100)   | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   |           |
| (69-80)  | <b>C</b> |   | 73        |
| (55-68)  | <b>D</b> | 57  |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |           |

Malton Close, Leigh, Greater Manchester, WN7 5BZ

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

