

## The Avenue, Leigh, WN7 1EY

£235,000

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### Attention Investors

Spacious Period End-Terrace | Over 2,100 sq. ft. | Modern Method of Auction

A fantastic investment opportunity in a sought-after Leigh location! This large period end-terraced home offers over 2,100 sq. ft. of versatile accommodation and is packed with potential.

The property features a bay-fronted sitting room, a modern open-plan kitchen/diner, utility room, and downstairs W/C. To the first floor are two generous double bedrooms and a well-appointed

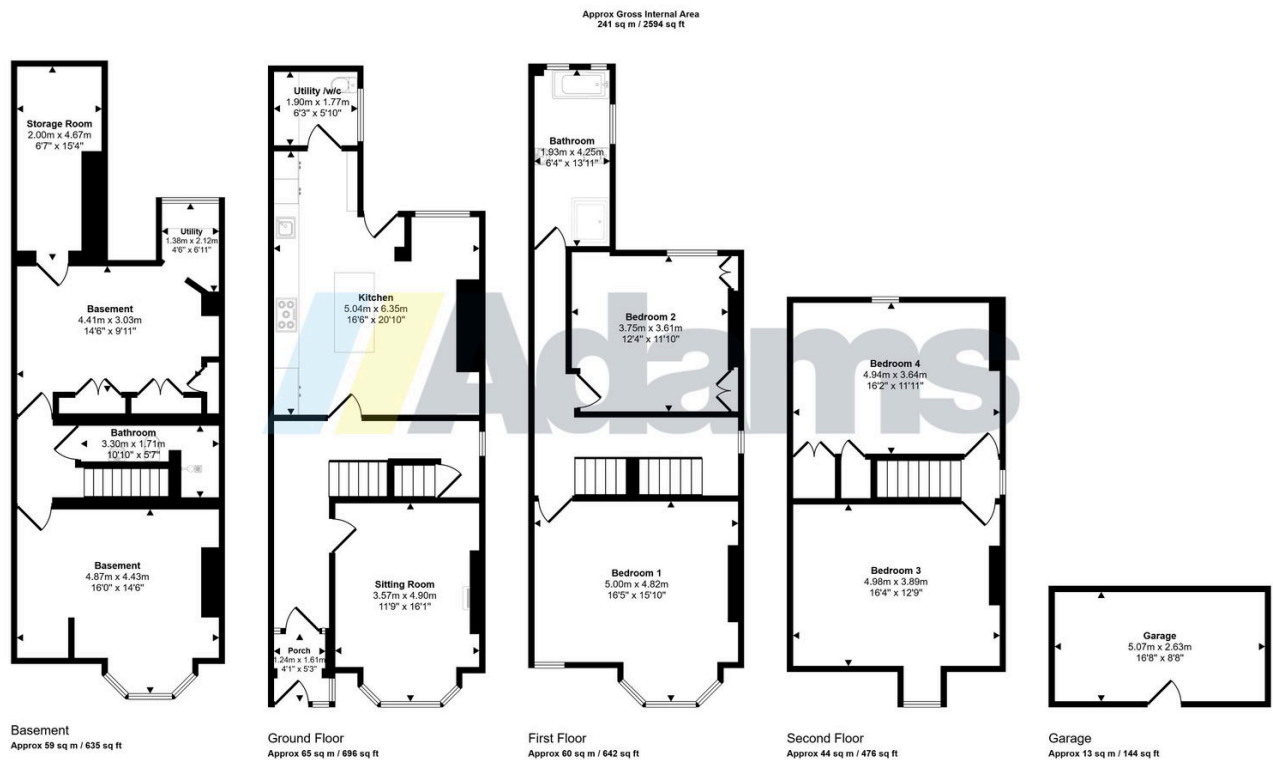
family bathroom. The top floor provides a further two double bedrooms, making this an ideal home for families or those seeking extra space.

The lower ground floor provides cellar rooms with a shower room, ideal for storage or conversion. Outside, there is an enclosed rear yard with a large workshop.

Located close to local amenities and Leigh Infirmary, this property is offered for sale through the Modern Method of Auction.

## Key Features

- Period end-terraced property
- Great location close to amenities & Leigh Infirmary
- Four double bedrooms
- Cellar rooms with shower room
- Utility room & downstairs W/C
- Over 2,100 sq. ft. of accommodation
- Spacious open-plan kitchen/diner
- Large, modern family bathroom
- Enclosed rear yard with large workshop
- For sale through modern auction



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.