

2 bed bungalow to buy in WN7

Wensleydale Road, Leigh, Greater Manchester, WN7 2HX

£190,000 Starting Bid

x 2 x 1 x 2

Tenure

Leasehold

Driveway parking

Property features

- TWO BEDROOMS AND LOFT
- WALKING DISTANCE TO GUIDED BUS WAY
- EXCELLENT TRANSPORT LINKS
- LIMITED LENDING
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This two-bedroom semi-detached bungalow is perfectly positioned for convenience and ideal for those seeking spacious single-level living with added flexibility. Situated within walking distance of local shops and bus routes, it's just a five-minute walk from the V1/V2 guided busway, offering direct access to Manchester city centre. With excellent commuter links via the A580 East Lancashire Road to both Manchester and Liverpool, and close proximity to Leigh town centre, this home is exceptionally well-connected.

Please note we have been advised there may of been historic subsidence in the area. Buyers will need to make their own enquiries prior to bidding.

The property comprises a vestibule entrance, a welcoming lounge, a kitchen, and a separate dining room, providing a great layout for modern family living. There are two bedrooms and a shower room on the ground floor, with a loft room situated upstairs, offering versatility as a office, or hobby space.

One of the standout features of this home is the detached games room in the rear garden—ideal for entertaining, relaxing, or potential conversion into a home office or studio.

With generous accommodation, great outdoor space, and excellent transport links, this property represents a fantastic opportunity for families or investors alike.

Vestibule

3' 6'' x 3' 0'' (1.072m x 0.907m)

UPVC double glazed front door, ceiling light point, tiled flooring.

Lounge

14' 6'' x 14' 4'' (4.427m x 4.370m)

Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring.

Kitchen

8' 11'' x 10' 2'' (2.720m x 3.109m)

UPVC double glazed rear door, spotlights, UPVC double glazed window to rear, lino flooring, wall base and drawer units, gas hob and oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled walls.

Dining Room

14' 7'' x 11' 8'' (4.442m x 3.549m)

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Inner Hallway

6' 2'' x 7' 11'' (1.890m x 2.417m)

Ceiling light point, carpeted flooring.

Bedroom One

24' 0'' x 8' 3'' (7.323m x 2.513m)

Ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed windows x 2, carpeted flooring.

Bedroom Two

9' 0'' x 7' 4'' (2.740m x 2.244m)

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Loft Room

13' 1'' x 26' 6'' (3.984m x 8.073m)

Ceiling light point x 2, wall mounted radiator, velux window, carpeted flooring, storage cupboard.

Shower room

5' 4'' x 7' 10'' (1.625m x 2.382m)

Spotlights, heated towel rail, UPVC double glazed window to rear x 2, tiled flooring, basin, WC, corner shower, tiled walls.

Garage

Spotlights, wall mounted radiator x 2, UPVC double glazed window x 3, UPVC double glazed door.

Outside

Rear

Patio area, lawn, bedding surrounds.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 898

Annual Ground Rent Amount: £4.00

Price: Starting Bid £190,000

Property Type: Bungalow

Parking: Driveway

Year built: 1925

Construction materials: Brick and block

Known property issues: Subsidence

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

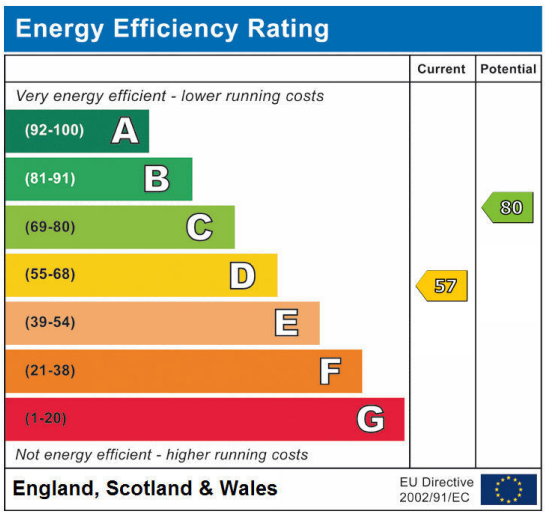
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good





Wensleydale Road, Leigh, Greater Manchester, WN7 2HX

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

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