



MEYNELL DRIVE
LEIGH
WN7 3JR

£280,000



MEYNELL DRIVE, LEIGH, WN7 3JR

Positioned in a popular Leigh location, not far from local beauty spot Pennington Flash, this three bed property offers spacious family living both inside and out, with the added benefits of a recently installed kitchen and boiler. A traditional 1950s build with a stylish contemporary interior, this home is a must view!

The property is approached via a private driveway, allowing parking for 1-2 cars, with a double gate to the rear of the property. There is an attractively lawned front garden, separated from the pavement by a traditional low brick wall.

The property incorporates entrance hallway, living room, conservatory, kitchen and w.c to the ground floor, with three bedrooms, a family bathroom and w.c to the first floor.

This family home also includes a long and spacious sunny rear garden, ideal for outside family activities and entertaining with friends.





General Services:

All mains services are believed to be connected to the property.

Local Authority:

Wigan Borough Council

Council Tax:

Band C

Tenure:

Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk



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