



Beaumaris Close

Leigh

Miller Metcalfe
Every step of the way

Beumaris Close

Leigh

Detached



3



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EPC Rating - To be confirmed

*** POTENTIAL POTENTIAL POTENTIAL ***

If you're looking, got a bungalow with a lot of potential then this is for you.

Nestled at the end of a cul de sac, Miller Metcalfe have brought to the open market this delightful three-bedroom detached bungalow with potential to extend to both side and rear (subject to planning) Close to all amenities, good schools and transport links.

The accommodation in brief; entrance hallway, fitted kitchen with wall and base units, electric oven and gas hob, space for washing machine and fridge freezer. Separate dining room off the kitchen which has been used as a bedroom. Spacious family lounge/diner with a large window overlooking the beautiful rear garden. Master bedrooms benefitting from having built in wardrobes, a further second generous sized bedroom. Family bathroom comprising of; walk in shower, WC and sink. Conservatory off the lounge with patio doors leading to the garden.

Externally there is a driveway offering off road parking for multiple cars with an attached garage. Private enclosed large rear garden with a patio area.

Properties with this amount of space with potential to extend do not stay on the market long. Please call the branch to avoid missing out on great opportunity to create a lovely family home.

LOCAL AUTHORITY
Wigan

COUNCIL TAX
Band - C
Annual Price - £1500

TENURE
Tenure
Leasehold
Lease Start DateBETA
27 Mar 1991
Lease End DateBETA
01 Jan 2987
Lease TermBETA
999 years from 1 January 1988

Lease Term RemainingBETA
963 years

FLOOR SPACE
Floor Area
0 ft 2 / 0 m 2
Plot Size
0.14 Acres

MOBILE COVERAGE
Mobile Coverage

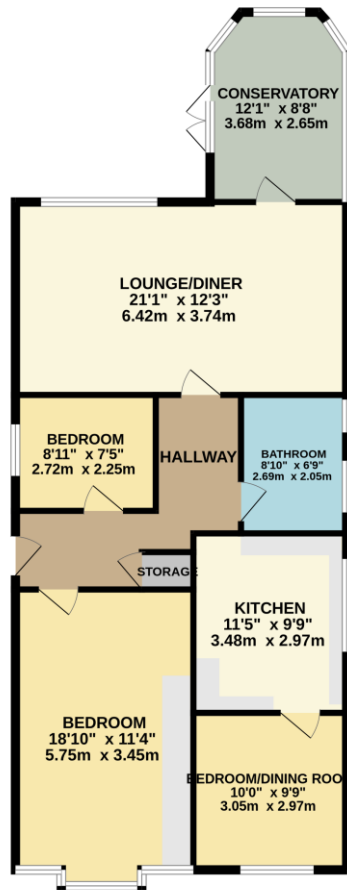
EE
Vodafone
Three
O2

BROADBAND
Broadband
Basic
5 Mbps
Superfast
69 Mbps
Ultrafast





GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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