



June Avenue
Leigh

Miller Metcalfe
Every step of the way

June Avenue

Leigh

Semi Detached



3



1

EPC Rating - E

FOR SALE BY CONDITIONAL ONLINE AUCTION, IN PARTNERSHIP WITH IAM SOLD: PLEASE VISIT www.iamsold.co.uk TO PLACE YOUR BID.

For sale by Modern Method of Auction: Starting Bid Price £110,000

GREAT POTENTIAL

Miller Metcalfe are delighted to have onto the market via auction this three bedroom semi detached property. Situated in June Avenue in Leigh, close to all amenities, schools, and transport links.

The property in brief; entrance hall into the spacious open plan lounge/diner, into the kitchen with wall and base units' space for fridge freezer and washing machine. Dining room overlooking the rear garden.

To the first floor there are three double bedrooms, and a further third generous single bedroom. Family bathroom comprising of; WC, bath, and sink.

Externally there is a driveway offering off road parking for two cars and a rear garden split on two levels mainly flagged for easy maintenance.

If this property is of interest, please call the office to arrange a viewing.

Ultrafast
1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT
Sky

TENURE
Freehold

COUNCIL TAX
A - £1282

LOCAL AUTHORITY
Wigan

MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND
Basic
6 Mbps
Superfast
70 Mbps





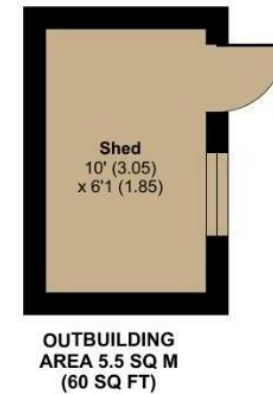
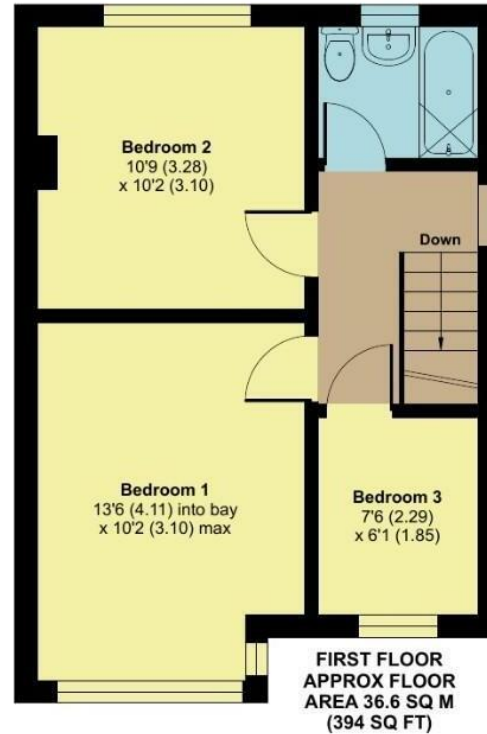
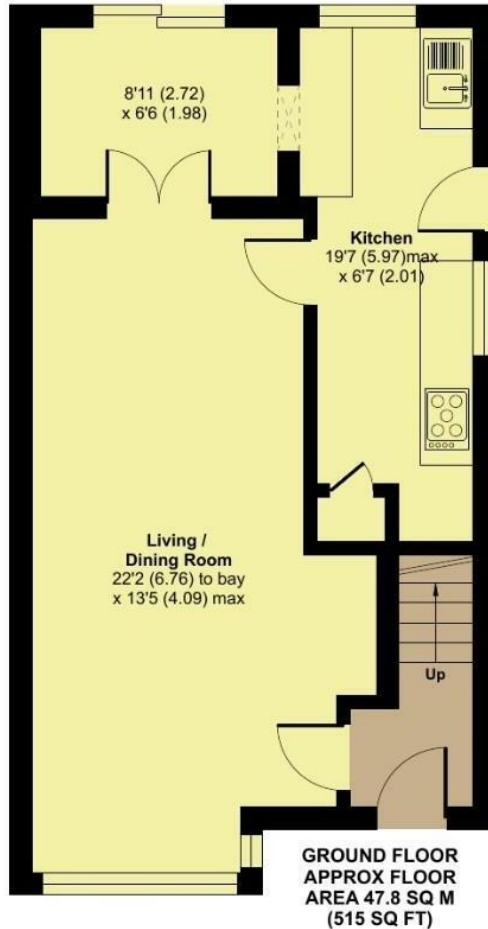
June Avenue, Leigh, WN7

Approximate Area = 909 sq ft / 84.4 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 969 sq ft / 90 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Hunters Property Group. REF: 947544

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.