



Oliver James
ESTATE AGENT



The **Negotiator**
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

SCAN ME

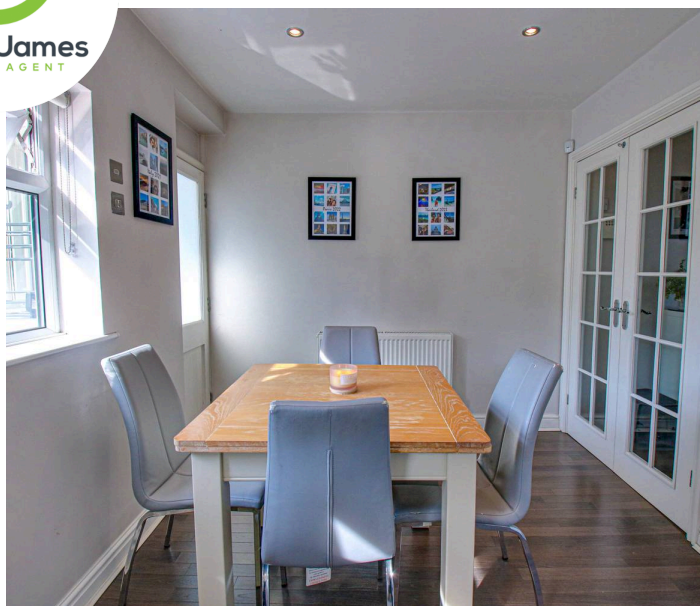
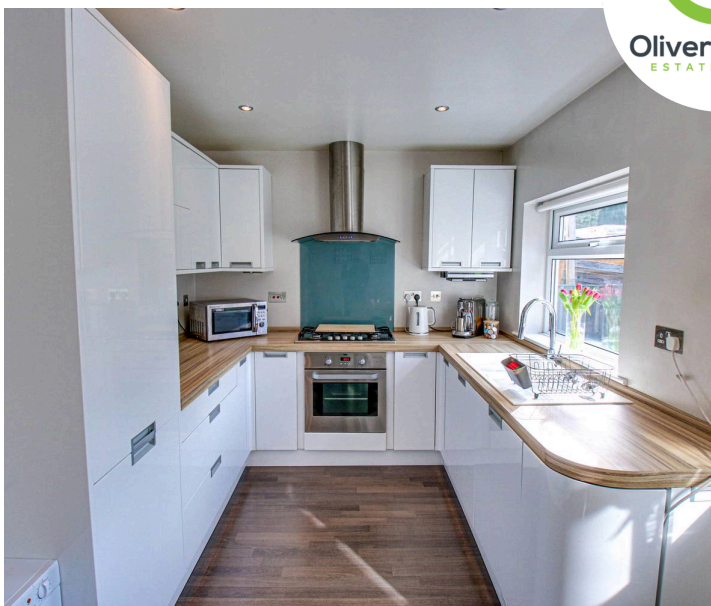


BOOK A VIEWING

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Platt Croft, Leigh

In Excess of **£180,000**



10 Platt Croft

Leigh, Leigh

Stylish 2-bed end-terrace with canal views. Modern kitchen, 2 double bedrooms, contemporary decor. South-east facing garden, private driveway for 2 cars. Close to Leigh town centre, canal path, and Bents Garden Centre. Easy access to East Lancashire Road for commuting.

Council Tax band: A

Tenure: Leasehold

- Two Bedroom End 'Cottage' Style Terrace
- Stunning open aspect views over Bridgewater Canal
- Fully modernised interior
- Modern style kitchen with integral washer, fridge, freezer, cooker and hob.
- Two Double Bedrooms
- South East facing garden
- No Chain
- Enjoy the best of both worlds – within walking distance to Leigh town centre, local shops, scenic canal walks leading to Worsley, and the tranquil Pennington Flash.
- Perfectly placed – stroll to the ever-popular Bents Garden Centre and benefit from easy access to East Lancashire Road for smooth comm





Lounge

11' 10" x 17' 1" (3.60m x 5.20m)

Front facing upvc window, laminate flooring, gas living flame fire with cast iron feature surround and radiator.

Kitchen Diner

8' 10" x 17' 1" (2.70m x 5.20m)

Rear facing upvc window, fitted range of base and wall units, electric oven, four ring gas hob, fridge, freezer, washer and radiator.

Rear hallway

4' 7" x 4' 7" (1.40m x 1.40m)

Rear facing upvc door and side facing upvc windows.

Landing

Bedroom One

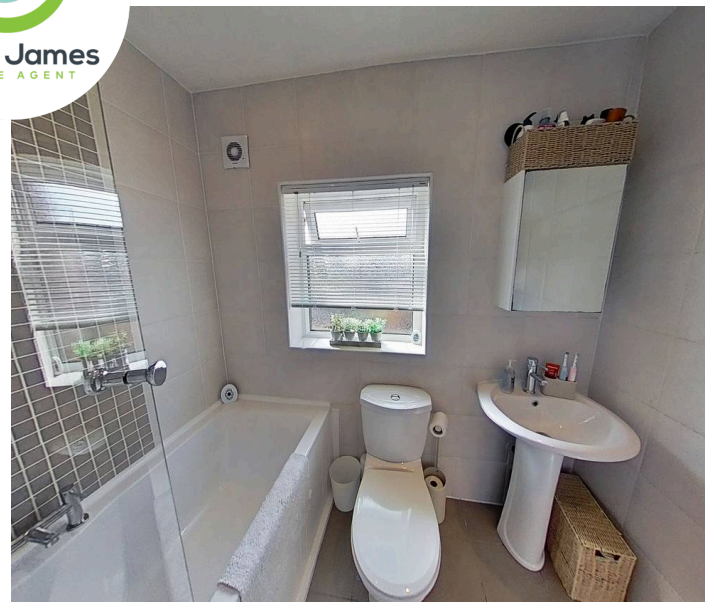
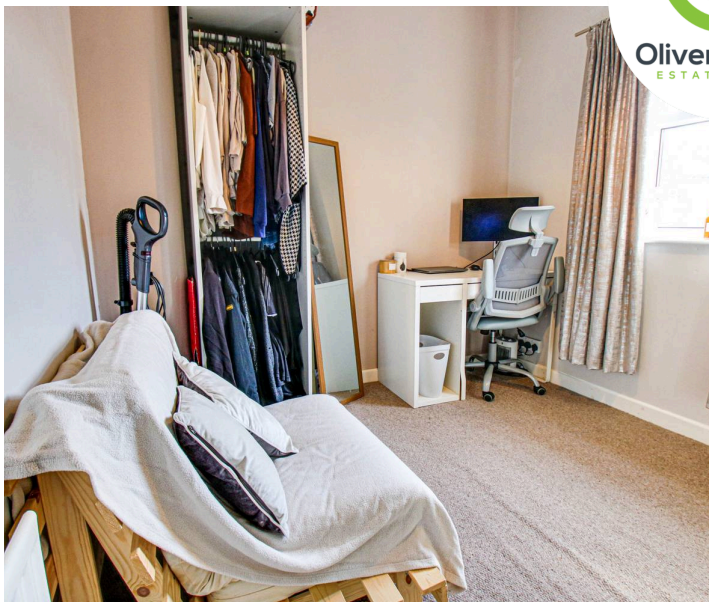
11' 10" x 13' 9" (3.60m x 4.20m)

Front facing upvc window with open aspect views over the canal, cast iron fireplace and radiator

Bedroom Two

8' 6" x 9' 6" (2.60m x 2.90m)

Rear facing upvc window, loft access (ladder, light and insulation) radiator.



Bathroom

5' 3" x 6' 11" (1.60m x 2.10m)

Rear facing upvc window, panel bath with over shower, wash basin, WC, heated towel rail, tiled flooring and walls.

GARDEN

Wooden decking seating area, artificial grass and pebble borders.

DRIVEWAY

2 Parking Spaces

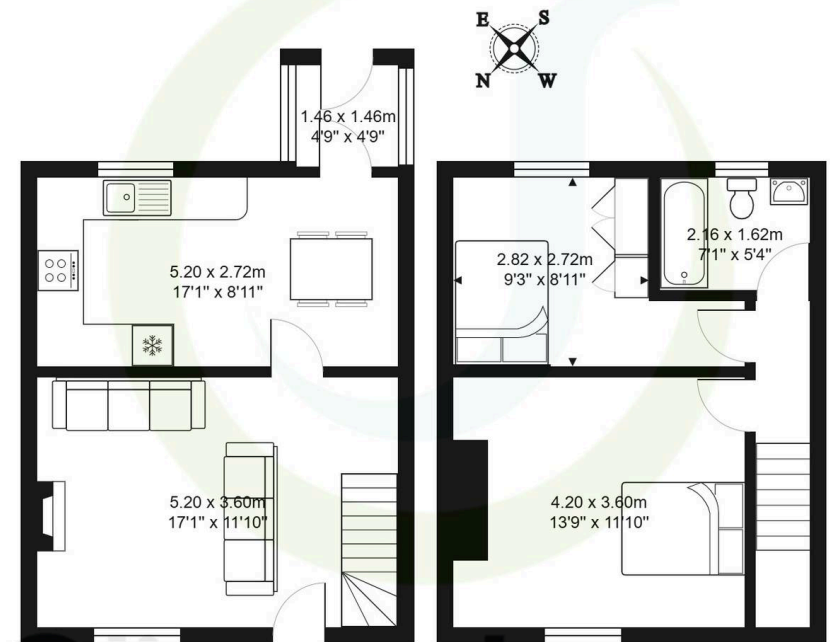
Driveway for two cars





Total Area: 69.4 m² ... 747 ft²

All measurements are approximate and for display purposes only



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All measurements are approximate and for display purposes only



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