



# JONES POTTS TAYLOR



## 53 Priestfields

, Leigh, WN7 2RG

£525,000

JonesPottsTaylor are delighted to present FOR SALE this immaculately presented, five bedroom detached property. Situated in a sought after residential location in Leigh, within close proximity to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance hallway, living room, an open plan kitchen / dining area with central island and bi-fold doors opening to the rear garden, conservatory, study, utility room, downstairs WC and a further converted gym leading to an integral garage. To the first floor are five well proportioned bedrooms, two bedrooms benefiting from ensuite shower rooms, three bedrooms benefitting from fitted wardrobes and a further family bathroom with three piece suite. Outside to the front is an open garden and driveway, whilst to the rear is a large enclosed low maintenance garden.

Viewings for this property are a must, it offers a generous living space, high décor standard and potential.

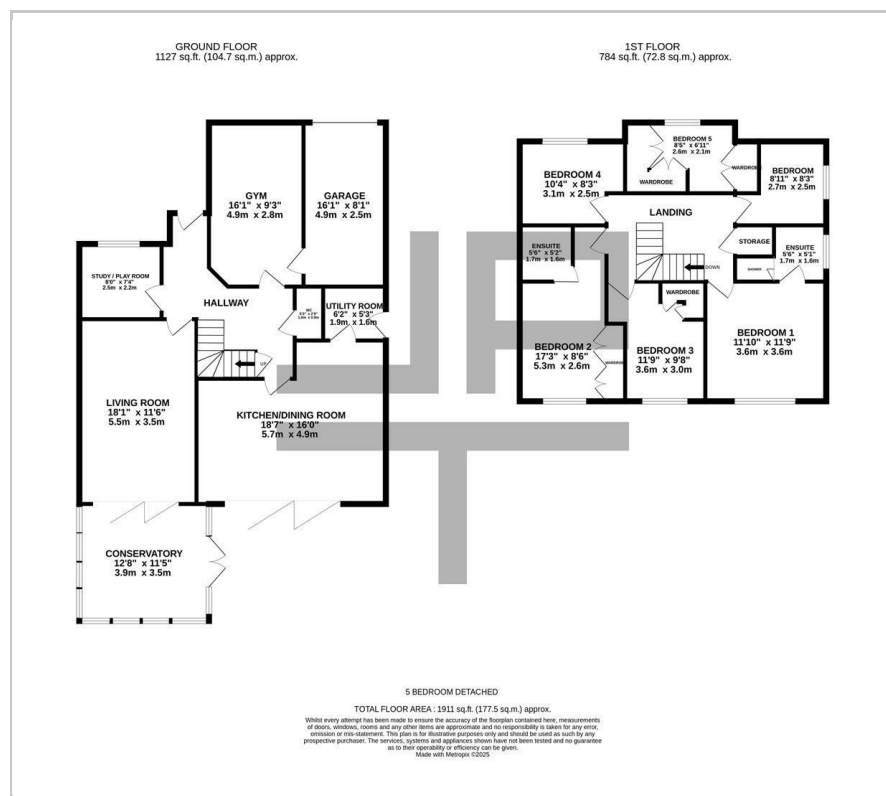
- No Onward Chain
- Sought After Cul De Sac Location
- Five Well Proportioned Bedrooms
- Four Bathrooms
- Substantial Living Space
- Gas Central Heating and Double Glazed UPVC Windows

### Viewing

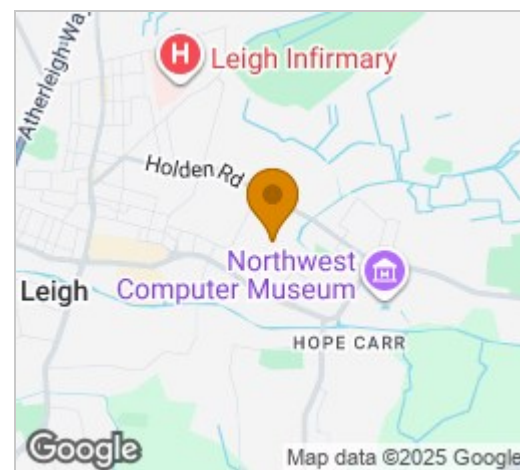
Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



### Area Map



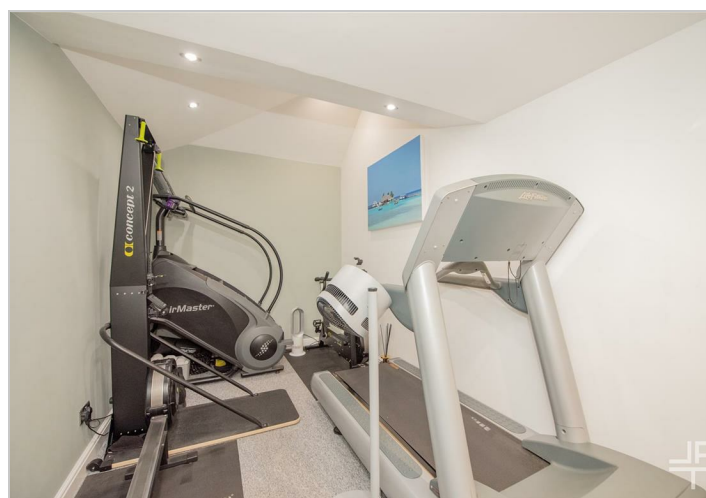
### Energy Efficiency Graph

| Energy Efficiency Rating                                                                                                                                                                                                    |  | Current | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |         |           |
| <p>Not energy efficient - higher running costs</p>                                                                                                                                                                          |  |         |           |

## England & Wales

EU Directive





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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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