



JONES POTTS TAYLOR



## 53 Ennerdale Road

, Leigh, WN7 2TA

**£179,995**

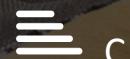
JonesPottsTaylor are pleased to present FOR SALE this extended and well-presented, three bedroom mid terrace property. Situated in a sought-after residential location in Leigh, close to network and transport links, shops, amenities and both primary and secondary schools. The property briefly comprises of; entrance hallway, sitting room, kitchen / dining room and conservatory featuring French doors leading to the rear garden. To the first floor is a large double bedroom, a secondary double bedroom, both of which are benefiting from fitted wardrobes, a single bedroom and a further family bathroom with three piece suite. Outside to the rear is a enclosed garden, whilst to the front is an open garden with driveway, providing off road parking.

Viewings for this property are a must to appreciate the living space both up and downstairs.

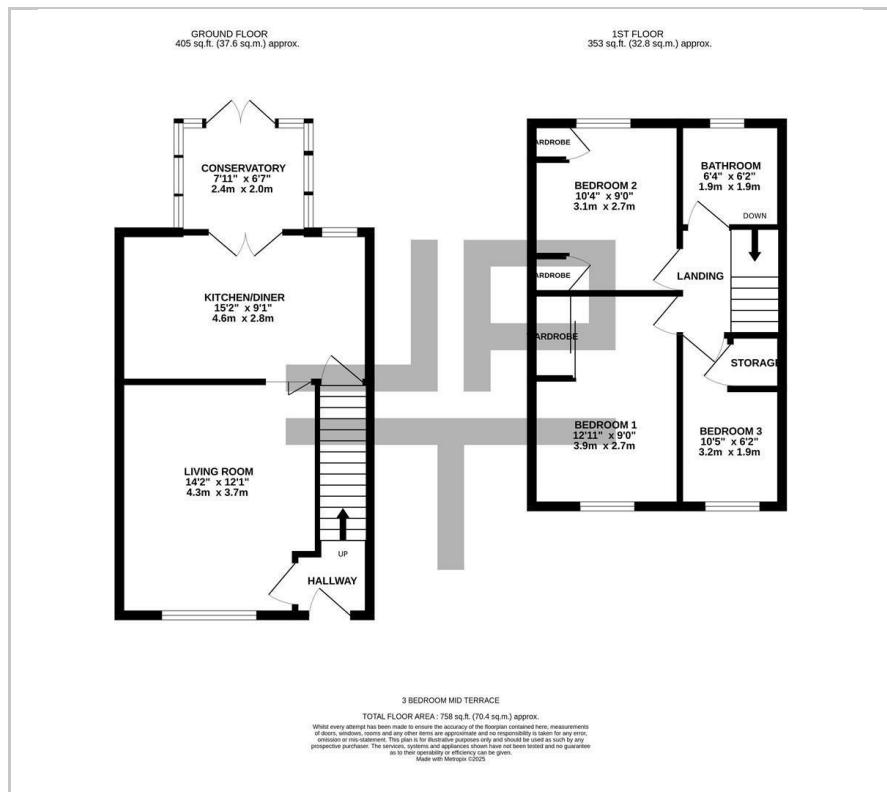
### Viewing

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.

- Sought After Residential Location
- Close To Major Transport & Network Links
- Two Reception Rooms
- Driveway Providing Off Road Parking
- Three Well Proportioned Bedrooms
- Gas Central Heating & Double Glazed PVC Windows



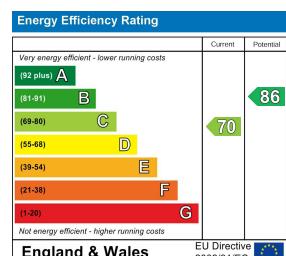
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.