



126, Corner Lane, Leigh, Lancashire, WN7 5PX

Better Move are delighted to bring to the market this 2 bedroom mid-terrace family home situated within reach of local transport links to Bolton, Wigan, Manchester and the surrounding area. Local amenities such as shops, schools and leisure facilities are also close-by.

The kitchen/diner to the rear of the property also features laminate flooring and a range of contemporary white matching wall and base units. There are integrated oven, hob and hood with space for washing machine and fridge freezer.

To the first floor, there is a good sized double to the front and a single bedroom along with family bathroom. The bathroom 3 piece suite comprises white WC, wash basin and panelled bath.

The loft is boarded and insulated at the rafters which means there is an ideal opportunity for extending subject to the necessary planning permission.

Externally, there is a small garden to the front and to the rear a beautifully presented enclosed garden which is mostly laid to lawn with mature borders and patio for al fresco dining.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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