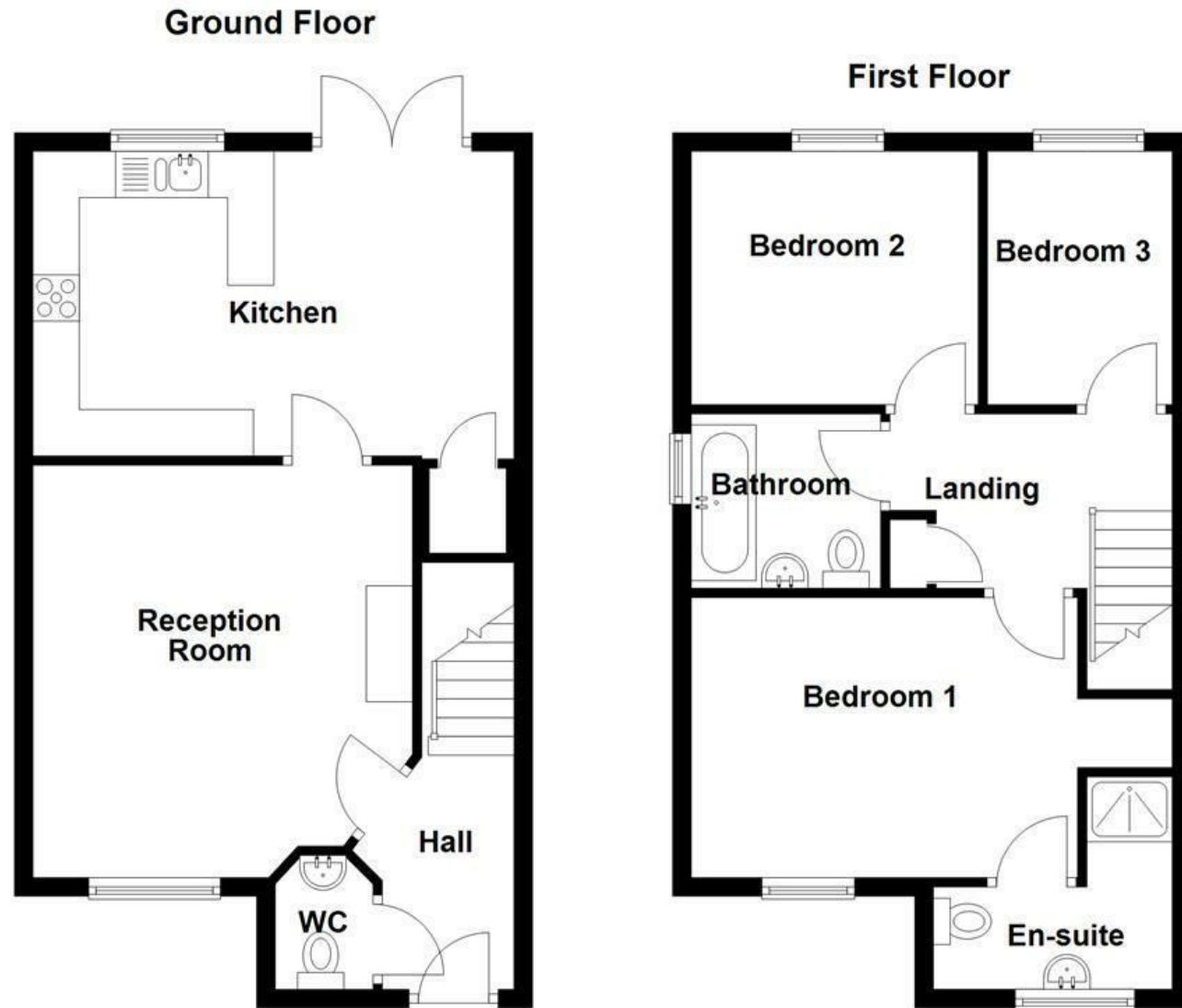




Rowan Meadows, Leigh, WN7 2BF

Offers Over £290,000

STUNNING THREE BEDROOM SEMI DETACHED

Located in the charming area of Rowan Meadows, Leigh, this delightful house presents an ideal opportunity for a growing family seeking comfort and convenience. Upon entering, you are welcomed by a spacious reception room that offers ample space for relaxation and family gatherings. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

The well-equipped kitchen is a true highlight, providing a lovely view of the rear enclosed garden, which is laid to lawn, perfect for children to play or for hosting summer barbecues. This outdoor space offers a serene retreat, allowing you to enjoy the fresh air in the privacy of your own garden.

Venturing upstairs, you will find three well-proportioned bedrooms, each designed to provide a restful haven. One of the bedrooms boasts an ensuite, adding a touch of luxury and convenience for the occupants.

This property is not only a house but a home, offering a harmonious blend of space, functionality, and comfort. With its thoughtful layout and desirable features, it is perfectly suited for families looking to settle in a welcoming community. Do not miss the chance to make this wonderful property your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Rowan Meadows, Leigh, WN7 2BF

Offers Over £290,000

 3  2  1  B

- Semi Detached Property
 - Contemporary Fitted Kitchen With Appliances
 - Off Road Parking
 - EPC Rating: B
- Three Bedrooms
 - Two Bathrooms
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Hall

9'8 x 4'7 (2.95m x 1.40m)

Composite double glazed frosted entrance door, smoke alarm, wood effect flooring and doors to reception room and WC.

WC

5'11 x 3'6 (1.80m x 1.07m)

UPVC double glazed frosted window, spotlights, dual flush WC, pedestal wash basin with mixer tap and wood effect flooring.

Reception Room

14'7 x 13'5 (4.45m x 4.09m)

UPVC double glazed window, coving, inset electric fire, TV point, media wall, wood effect flooring and door to kitchen.

Kitchen

17' x 10'9 (5.18m x 3.28m)

UPVC double glazed window, spotlights, wall and base units, granite effect worktops, one and half bowl composite sink with draining board and mixer tap, integrated double oven in high rise unit, integrated microwave, five ring electric hob, extractor hood, glass splash back, integrated dishwasher, space for American style fridge freezer, plumbing for washing machine, under stairs storage, tile effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'11 x 6'3 (3.02m x 1.91m)

Central heating radiator, smoke alarm, coving, loft access, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

13'8 x 9'11 (4.17m x 3.02m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

8'5 x 3'9 (2.57m x 1.14m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, tiled elevation and tile effect flooring.

Bedroom Two

10'2 x 9' (3.10m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9' x 6'6 (2.74m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, double panel bath with mixer tap and direct feed rainfall shower with rinse head over, tiled elevation and tiled flooring.

External

Front

Block paved driveway.

Rear

Enclosed laid to lawn and paving.



Tel: 01617939622

www.keenans-estateagents.co.uk