



Ackers Fold, Leigh, WN7 4BQ

£239,950

*Discover the epitome of modern living with Stone Cross Estate Agents' exquisite Three Bedroom End Mews Home on Pennington Wharf. This freehold gem boasts a strategic location in the thriving town of Leigh, offering proximity to schools, supermarkets, and a plethora of recreational options like a multiplex cinema and sports center. Step inside to an inviting entrance vestibule leading to a stylish lounge with French doors unveiling a picturesque rear garden. The open kitchen/diner, under stairs storage, and a convenient cloakroom complete the ground floor. Upstairs, three bedrooms await, with one enjoying the luxury of an en-suite, while a well-appointed family bathroom adds to the allure. Outside, relish the charm of an enclosed front garden overlooking the canal. The rear garden, equally enchanting, features a laid-to-lawn landscape, a patio area, and a practical shed. Don't miss out the chance to make this house your new home! ****Contact Us Today To Arrange A Viewing!!*****

- **Three Bedrooms**
- **End Mews**
- **Freehold**
- **Off Road Parking**
- **Enclosed Front and Rear Gardens**
- **Beautiful Canal View**

Entrance Vestibule

Via UPVC double glazed frosted door to the front elevation, ceiling light point and wall mounted radiator.

Lounge

15' 11" x 9' 11" (4.85m x 3.02m) UPVC double glazed French doors to the rear elevation which open out to the rear garden, UPVC double glazed window to the front elevation, two ceiling light points and a wall mounted radiator.

Kitchen/Diner

9' 9" x 11' 10" (2.97m x 3.60m) UPVC double glazed window to the front elevation, UPVC double glazed frosted door to the rear elevation, three ceiling light points, wall mounted radiator, a variety of wall, base and drawer units, oven, hob and extractor, sink unit with mixer tap, integrated fridge/freezer and access to under stair storage.

Cloakroom

UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin, part tiled wall and ceiling light point.

First Floor

Landing

UPVC double glazed window to the front elevation and ceiling light point.

Bedroom One

11' 9" x 9' 11" (3.58m x 3.03m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and an en-suite.

En-suite

3' 10" x 7' 1" (1.17m x 2.16m) UPVC double glazed frosted window to the rear elevation, ceiling light point, wall mounted radiator, W/C, vanity sink unit and double shower unit.

Bedroom Two

11' 5" x 4' 11" (3.48m x 1.50m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Three

7' 9" x 11' 3" (2.37m x 3.43m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.



Bathroom

6' 9" x 6' 9" (2.06m x 2.07m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of a W/C, wash hand basin and a bath with an overhead shower, tiled walls and ceiling light point.

Outside

Front Garden

Enclosed, laid to lawn with a patio path leading to the front door and view of the canal to the front.

Rear Garden

Enclosed, gate access at rear, laid to lawn, patio area and a shed.

Tenure

Freehold

Council Tax

B

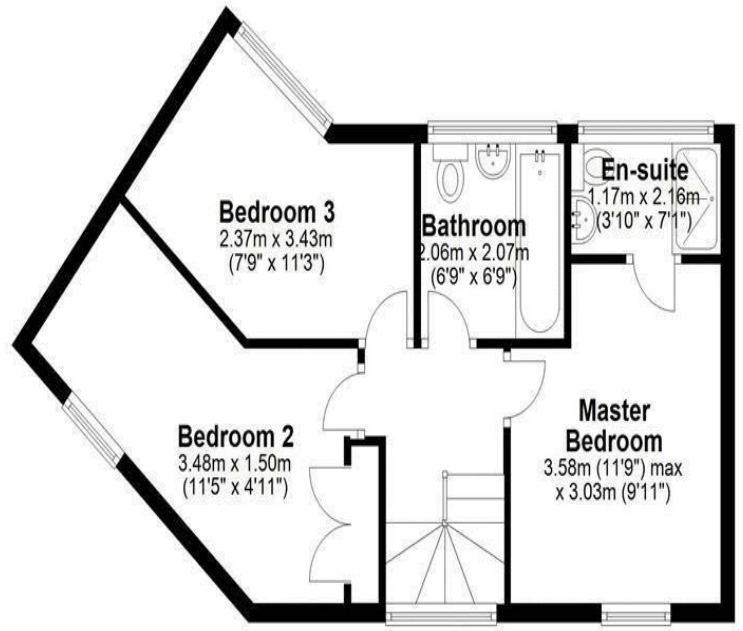
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.



Ground Floor



First Floor



Energy performance certificate (EPC)

19 Ackers Fold
LEIGH
WN7 4BQ

Energy rating
B

Valid until: 5 June 2026

Certificate number: 8686-7936-2410-7782-7902

Property type

End-terrace house

Total floor area

80 square metres

Rules on letting this property

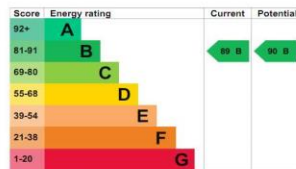
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.