



St. Helens Road, Leigh, WN7 3PQ

£139,950

Discover the epitome of convenience with Stone Cross Estate Agents' latest offering: a charming Two Bedroom Mid Terraced property, now available with NO CHAIN. Situated in a coveted locale near shops, schools, and local bus routes, this residence boasts seamless accessibility to The East Lancashire Road (A580) and The National Motorway Network—perfect for busy commuters. The accommodation features a welcoming lounge, a well-appointed kitchen, and an inner hall leading to a conveniently located downstairs bathroom. Upstairs, two bedrooms await, one of which enjoys the luxury of an en-suite. Outside, a tarmac driveway at the front and an enclosed rear yard provide practicality and privacy. Whether you're a first-time buyer or an savvy investor, seize the opportunity to call this property home. **Please Contact Us To Arrange A Viewing******

- **Two Bedrooms**
- **Mid Terraced**
- **Driveway**
- **Two Bathrooms**
- **Enclosed Rear Garden**
- **NO CHAIN!**

Entrance

Via UPVC double glazed door to the front elevation and opens into the lounge.

Lounge

12' 6" x 12' 10" (3.82m x 3.91m) UPVC double glazed window to the front elevation, two ceiling light points, four wall light points and a wall mounted radiator.

Kitchen

12' 2" x 9' 10" (3.71m x 2.99m) UPVC double glazed window to the rear elevation, two ceiling light points, wall mounted radiator, a variety of wall, base and drawer units, stainless steel sink unit with a mixer tap, space for fridge/freezer, part tiled walls and stairs to the first floor.

Inner Hall

UPVC double glazed frosted door to the side elevation, ceiling light point and door to the bathroom.

Bathroom

9' 9" x 6' 5" (2.97m x 1.96m) UPVC double glazed frosted window to the side elevation, W/C, wash hand basin, bath, shower unit, part tiled walls, spotlights and a wall mounted radiator.

First Floor

Landing

Ceiling light point and doors leading into bedrooms.

Bedroom One

12' 6" x 12' 11" (3.81m x 3.94m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and loft access.

Bedroom Two

9' 11" x 12' 2" (3.02m x 3.71m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

En-Suite

5' 11" x 2' 11" (1.81m x 0.89m) UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin, boiler, part tiled walls, ceiling light point and wall mounted radiator.

Outside

Front

Tarmac driveway and boarder to the sides.



Rear

Enclosed, yard with decking and gate access to the rear.

Tenure

Freehold

Council Tax

A

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.



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.