



St. Helens Road, Leigh, WN7 3PQ

**Offers in Excess of
£139,950**

Stone Cross Estate Agents are delighted to present this stunning two-bedroom mid-terrace home. Ideally located near shops, schools, and bus routes, it offers easy access to The East Lancashire Road (A580) and the National Motorway Network, making it perfect for commuters. Fully refurbished to a high standard and sold with NO CHAIN, this property features a lounge, dining room, and a well-appointed kitchen on the ground floor. Upstairs, there are two bedrooms and a bathroom. The front includes a paved drive for off-road parking, while the rear offers a low-maintenance enclosed yard. **Please Contact Us To Arrange A Viewing 10942 356266******

- **Two Bedrooms**
- **Mid Terraced**
- **Driveway**
- **Enclosed Rear Yard**
- **NO CHAIN**
- **Two Reception Rooms**

Entrance

Via UPVC double glazed door to the front elevation, leading into the lounge.

Lounge

12' 10" x 12' 7" (3.90m x 3.84m) UPVC double glazed window to the front elevation, spotlights, wall mounted radiator and meter cupboard.

Dining Room

12' 5" x 9' 9" (3.78m x 2.96m) UPVC double glazed window to the rear elevation, spotlights, wall mounted radiator, under stairs storage and stairs to the first floor.

Kitchen

UPVC double glazed window to the side elevation, two uPVC double glazed windows to the rear elevation, UPVC double glazed frosted door to the side elevation, a variety of wall, base and drawer units, oven, electric hob, extractor, stainless steel sink unit with a swan neck tap and swan neck tap and spotlights.

First Floor

Bedroom One

12' 7" x 13' 0" (3.84m x 3.97m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bedroom Two

13' 2" x 5' 10" (4.01m x 1.79m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and a storage cupboard.

Bathroom

UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin, hand towel radiator, bath with an over the head shower, part tiled walls, laminate flooring and ceiling light point.

Outside

Front

Paved driveway providing off road parking.

Rear

Enclosed yard with gate access to the rear.

Tenure

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.

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?



Energy performance certificate (EPC)

| | | |
|---|-------------------|--|
| 400 St. Helens Road LEIGH WN7 3PQ | Energy rating | Valid until: 11 November 2033 |
| | C | Certificate number: 2196-1562-9011-1524-8214 |
| Property type | Mid-terrace house | |
| Total floor area | 71 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 energy rating is C. It has the potential to be B.

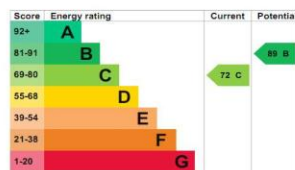
[See how to improve this property's energy efficiency.](#)

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.