

# Adamson Grove, Leigh WN7 4RS

STONE CROSS ESTATE AGENTS are delighted to bring to the market this THREE BEDROOM semi-detached property in the new Pennington Wharf location, previously known as "THE MILLDALE". The property boasts a well-designed layout, featuring an inviting entrance hallway, a spacious lounge, a modern kitchen/diner, and a convenient cloakroom on the ground floor. The first floor landing leads to three generously sized bedrooms, one of which benefits from its own en-suite, along with • a contemporary family bathroom. Externally, the property offers a neatly maintained front lawn and a driveway, while the rear features an • enclosed garden with a lawn and a patio area, perfect for outdoor entertaining. The front of the property enjoys open aspects, providing a pleasant outlook. The nearby town of Leigh offers all essential amenities, including primary and secondary schools, supermarkets, post offices, convenience stores, and a variety of leisure facilities such as a multiplex cinema and sports centre. This outstanding location also promises a range of community buildings, a superb new marina, a café, a community centre, office spaces, and plans for a family-friendly pub and shop, making it an ideal choice for families and professionals alike. Don't miss out on this opportunity, book a viewing now 01942 356266!!

# Offers in the Region Of £229,950

- Three Bedroom Semi-Detached
- Kitchen/Diner
- En-Suite to Master Bedroom
- Driveway with Ample Parking
- Open Aspect Views to the Front
- Sought After Location

#### Entrance

Via UPVC composite door to Front elevation.

# Hallway

Wall mounted radiator, ceiling light point, tiled floor, door to lounge, door to kitchen/dinner and door to cloakroom.

# Lounge

15' 2" x 10' 7" (4.62m x 3.23m) UPVC double glazed window to front elevation, UPVC double glazed french doors to side elevation, two wall mounted radiators and two ceiling light points.

#### Kitchen/Diner

15' 2" x 9' 9" (4.62m x 2.97m) UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, wall mounted radiator and two ceiling light points. There are a range of wall, base and drawer units, integrated oven, integrated microwave, gas hob, extractor hood, integrated fridge/freezer, stainless steel sink unit with swan neck tap and plumbing for washing machine.

#### Cloakroom

5' 2" x 3' 6" (1.58m x 1.07m) Wall mounted radiator, ceiling light point, WC and Wash Hand Basin.

#### First Floor

# Landing

Ceiling light point, storage cupboard, doors to bedrooms and bathroom.

# **Bedroom One**

10' 7" x 9' 3" (3.23m x 2.83m) UPVC double glazed window to side elevation, wall mounted radiator, ceiling light point, built in wardrobes and door to en-suite.

#### En-Suite

7' 11" x 5' 7" (2.42m x 1.7m) UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, part tiled walls, tiled floor, shower cubicle, wash hand basin and WC.

# **Bedroom Two**

9' 11" x 8' 7" (3.03m x 2.62m) UPVC double glazed window to side elevation, wall mounted radiator and ceiling light point.

# **Bedroom Three**

9' 11" x 6' 4" (3.03m x 1.92m) UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.









# **Bathroom**

6' 6" x 5' 7" (1.98m x 1.7m) UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, part tiled walls, tiled floor bath with overhead shower WC and wash hand basin.

# Outside

# Front

Laid to lawn, driveway to the side, access to rear garden and open aspect views to the front.

# Rear Garden

Enclosed laid to lawn garden with paved patio.

# **Tenure**

# Council Tax Band

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? Mains
Parking arrangements? Driveway
Flood risk? No
Coal mining issues in the area? No
Broadband how provided? Octopus Energy
If there are restrictions on covenants? No
Is the property of standard construction? Yes
Are there any public rights of way? No
Safety Issues? No







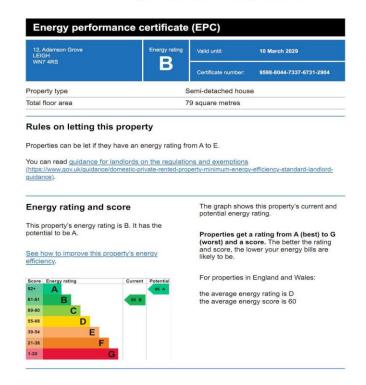






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Viewing of this property is strictly by appointment through Stone Cross Estate Agents.