



## **Adamson Grove, Leigh WN7 4RS**

**Offers in the Region Of  
£229,950**

**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!!

- **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**

C.

**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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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
12, Adamson Grove LEIGH WN7 4RS	Energy rating	Valid until:	10 March 2029
	<b>B</b>	Certificate number:	9598-8044-7337-6731-2904
Property type	Semi-detached house		
Total floor area	79 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 B. It has the potential to be A.

[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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9598-8044-7337-6731-2904?print=true>

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**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.