



Tinsley Green Way, Leigh, WN7 4GE

***Offers in Excess of
£269,995***

*Stone Cross Estate Agents are delighted to present this beautifully designed three-bedroom, three-story, semi-detached home to the market. Nestled in a prime location, the nearby town of Leigh offers everything you need for modern living, including highly regarded primary and secondary schools, supermarkets, post offices, convenience stores, and an array of leisure facilities such as a multiplex cinema and a sports centre. This exceptional area is set to become even more desirable, with plans for exciting new amenities including a superb marina, a café, a community centre, office spaces, and a family-friendly pub and shop, fostering a vibrant community spirit. The property itself is thoughtfully laid out, starting with an inviting entrance vestibule leading to a spacious lounge and a modern kitchen/diner. A convenient W/C completes the ground floor. On the first floor, you'll find two well-proportioned bedrooms and a contemporary family bathroom, while the second-floor master bedroom enjoys the luxury of an en-suite bathroom. The loft has been converted into a large storage space, including a safe box that is built into the eaves. Externally, the property features a private driveway and a neatly maintained front lawn. To the rear, the garden offers the perfect blend of a patio area and lush lawn, ideal for entertaining guests or unwinding in a peaceful setting. Combining style, comfort, and community, this home is an ideal choice for your next move. Don't miss the opportunity to make it yours! **Contact us now to arrange a viewing***

- ***Three Bedrooms***
- ***Off Road Parking***
- ***Enclosed Rear Garden***
- ***Three Bathrooms***
- ***Sought After Location***
- ***No Chain***

Entrance Vestibule

Composite door, ceiling light point, wall mounted radiator and stairs to the first floor.

Kitchen/Diner

17' 2" x 13' 11" (5.23m x 4.24m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, Integrated fridge/freezer, dishwasher, oven, hob, extractor and washing machine, spotlights, under stairs storage, 1.5 stainless steel sink unit with a mixer tap and door to W/C.

Lounge

13' 11" x 11' 6" (4.24m x 3.5m) UPVC double glazed French door to the rear elevation, spotlights and a wall mounted radiator.

W/C

W/C, ceiling light point, wall mounted radiator and a sink unit with tiled splash back.

First Floor**Bedroom 2**

13' 11" x 11' 6" (4.25m x 3.5m) UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator and a ceiling light point.

Bedroom 3

10' 8" x 7' 1" (3.26m x 2.17m) UPVC double glazed window to the rear elevation, laminate flooring, ceiling light point and a wall mounted radiator.

Bathroom

7' 1" x 6' 2" (2.17m x 1.89m) W/C, vanity sink unit, tiled walls, bath with an over head shower, wall mounted radiator and spotlights.

Second Floor**Bedroom 1**

13' 11" x 12' 4" (4.24m x 3.77m) UPVC double glazed window to the front elevation, laminate flooring, ceiling light point, loft access which has been converted into a large storage space, skylight, storage in the eaves including a safe box that is built in and a wall mounted radiator. Dressing Area 3.16m x 2.71m

Ensuite

9' 1" x 4' 9" (2.77m x 1.44m) W/C, sink unit, shower cubicle, tiled flooring, part tiled walls, wall mounted radiator and a skylight.

Outside

Front

Driveway and laid to lawn.

Rear

Laid to Lawn and patio area.

Other Information

Water mains or private? Mains

Parking arrangements? Driveway (2 Spaces)

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Vodaphone

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

Tenure

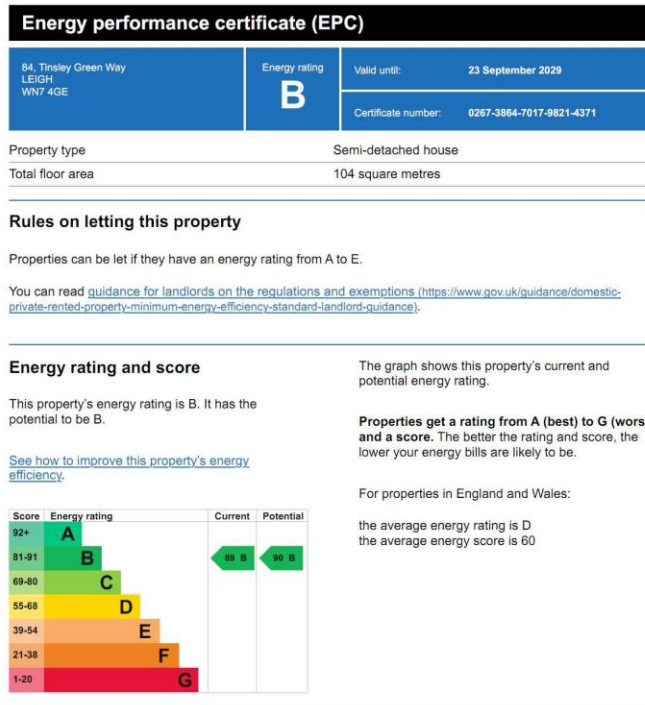
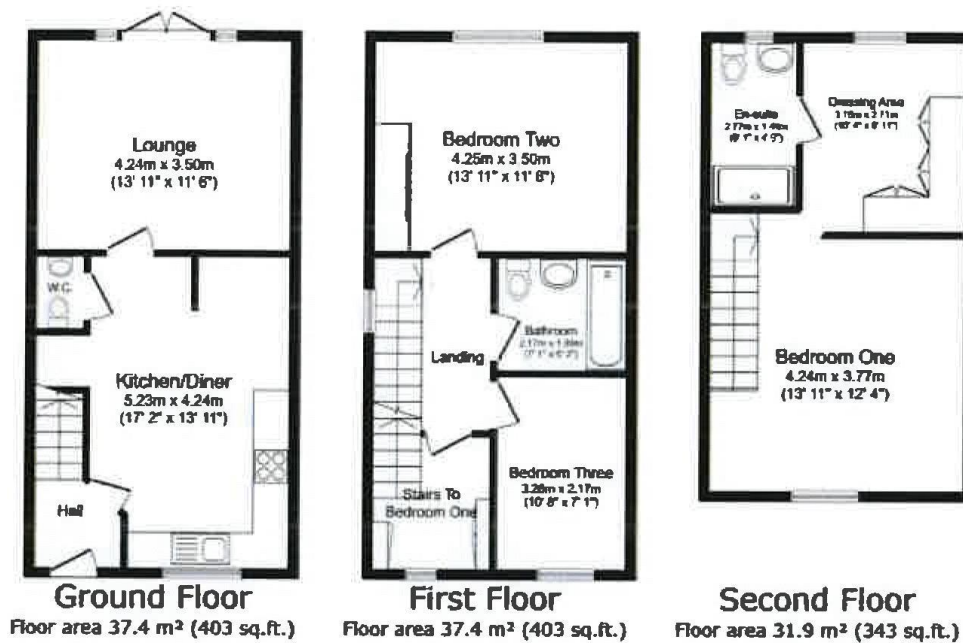
Freehold

Council Tax

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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.