



Crankwood Road, Leigh, WN7 4GA

**Offers in Excess of
£374,950**

Stone Cross Estate Agents are delighted to present this beautifully designed four-bedroom 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 hallway 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 four well-proportioned bedrooms, the master benefiting from an ensuite and a contemporary family bathroom. Externally, the property features a private driveway, garage 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**

- **Four Bedrooms**
- **Detached**
- **Three Bathrooms**
- **Driveway**
- **Enclosed Rear Garden**
- **Detached Garage**

Entrance Hallway

Composite Door to the front elevation, wall mounted radiator, ceiling light point and a storage cupboard.

Lounge

11' 6" x 19' 8" (3.5m x 6m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, two ceiling light points and a wall mounted radiator.

Kitchen/Diner

19' 8" x 11' 10" (6m x 3.6m) Three UPVC double glazed windows to the front and side elevation, wall base and drawer units, 1.5 stainless steel sink unit with a swan tap, integrated fridge/freezer, dish washer, grill and oven, housing the boiler, integrated hob, spotlights, ceiling light point and a wall mounted radiator.

Utility room

UPVC double glazed frosted door to the rear elevation, wall mounted radiator, ceiling light point and plumbing for a washing machine.

W/C

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

First Floor Landing

Ceiling light point, loft access and two wall mounted radiators.

Bedroom One

11' 6" x 11' 2" (3.5m x 3.4m) UPVC double glazed window to the side elevation, integrated wardrobes and a ceiling light point.

Ensuite

Shower cubicle, spotlights, part tiled walls, wall mounted radiator, sink unit and a W/C.

Bedroom Two

9' 10" x 11' 10" (3m x 3.6m) UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bedroom Three

9' 6" x 9' 10" (2.9m x 3m) Two UPVC double glazed windows to the front and side elevation, wall mounted radiator and a ceiling light point.

Bedroom Four

9' 10" x 8' 2" (3m x 2.5m) UPVC double glazed windows to the front elevation, wall mounted radiator and a ceiling light point.



Bathroom

UPVC double glazed frosted window to the front elevation, spotlights, part tiled walls, sink unit, W/C and a bath with an over head shower.

Outside**Front**

Driveway for three cars, light bollard and laid to lawn.

Rear

Laid to Lawn, patio areas and an outdoor electricity point.

Tenure

Freehold Service Charge: £112 per annum

Council Tax

E

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? fibre, BT

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

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.



Energy performance certificate (EPC)		
44, Crankwood Road LEIGH WN7 4GA	Energy rating B	Valid until: 5 December 2029
		Certificate number: 8095-4166-0839-0707-4213
Property type	Detached house	
Total floor area	114 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 B.

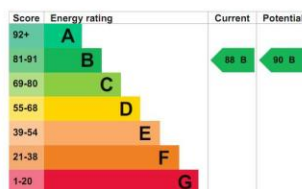
[See how to improve this property's energy efficiency.](#)

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.