



Knotts Houses, Leigh, WN7 3PW

£129,950

We are delighted to bring to market with this 2 BEDROOM MID COTTAGE which is being offered for sale with no onward chain. The property would make an ideal starter home for a first time buyer or an investment for a landlord. Comprising of a lounge and kitchen diner to the ground floor and to the first floor there are two bedrooms and a family bathroom. The property has the added benefit of gas central heating and double glazing throughout. Externally there is a garden to the front and an enclosed rear yard. The property is quietly tucked away from the main road with it's own private access. Situated on Lowton/Leigh border just off St Helens Road it is in a perfect position to connect to the national motorway network. The M6, M62 & A580 are all within 5 minutes of the property. There are also many buses which travel to Leigh, Wigan & Warrington from the nearest bus stop which is less than 100 metres away. It is also in the enviable position being only 800 meters away from Pennington Park and Nature Reserve with miles of footpaths and green open spaces and a huge freshwater lake. It even has a 9 hole golf course. *CONTACT US NOW TO ARRANGE A VIEWING*****

- **NO CHAIN**
- **Mid Cottage**
- **Two Bedrooms**
- **Kitchen Diner**
- **Enclosed Rear Yard**
- **Tucked away from Main Road**

Entrance

Via a main front door which leads into the lounge.

Lounge

12' 11" x 12' 11" (3.93m x 3.93m) Double glazed window to the front elevation, single panel radiator, door leading to the kitchen diner.

Kitchen Diner

12' 5" x 9' 9" (3.78m x 2.97m) Double glazed window and UPVC semi glazed door to the rear elevation, single panel radiator, fitted with various wall, base and drawer units, single drainer sink unit, stairs leading to the first floor, under stairs storage, plumbed for washing machine, housing the boiler, tiled floor, door leading to the downstairs WC.

First Floor

Bedroom 1

12' 11" x 11' 4" (3.93m x 3.45m) Double glazed window to the front elevation, single panel radiator, fitted wardrobes.

Bedroom 2

12' 4" x 5' 5" (3.76m x 1.65m) Double glazed window to the rear elevation, single panel radiator.

Bathroom

Double glazed window to the rear elevation, fitted with a three piece suite comprising of a WC, wash hand basin and bath with shower over.

Outside

Front

To the front is a laid to lawn garden.

Rear

To the rear is an enclosed yard.

Tenure

Freehold

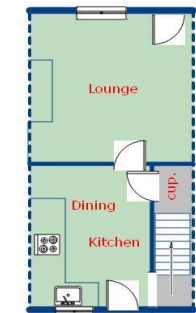
Council Tax

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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.

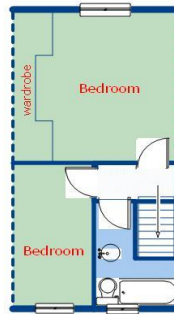






GROUND FLOOR

11 KNOTTS HOUSES, LOWTON
(off St.Helens Road)
WN7 3PW



FIRST FLOOR



Sketch by Apex Sketch

Energy Performance Certificate

11, Knotts Houses, LEIGH, WN7 3PW

Dwelling type: Mid-terrace house
 Date of assessment: 16 July 2015
 Date of certificate: 16 July 2015

Reference number: 8703-1465-0629-0996-4353
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 62 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,403
Over 3 years you could save	£ 642

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 1,953 over 3 years	£ 1,491 over 3 years	
Hot Water	£ 324 over 3 years	£ 144 over 3 years	
Totals	£ 2,403	£ 1,761	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

92 (best)

91-90

89-88

87-86

85-84

83-82

81-80

79-78

77-76

75-74

73-72

71-70

69-68

67-66

65-64

63-62

61-60

59-58

57-56

55-54

53-52

51-50

49-48

47-46

45-44

43-42

41-40

39-38

37-36

35-34

33-32

31-30

29-28

27-26

25-24

23-22

21-20

19-18

17-16

15-14

13-12

11-10

9-8

7-6

5-4

3-2

1 (worst)

Not energy efficient - higher running costs

Current: 81

Potential: 85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 309	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 192	
3 Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 69	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.