



Ackers Fold, Leigh, WN7 4BQ

**Offers in Excess of
£239,950**

Stone Cross Estate Agents are thrilled to present to the market this stunning 3-BEDROOM MID MEWS property, "The Gosford," located within the desirable new Pennington Wharf development. This exceptional home is perfectly positioned near the vibrant town of Leigh, offering all the essential amenities for modern living, including primary and secondary schools, supermarkets, post offices, convenience stores, and a wealth of leisure options, such as a cinema and sports center. The well-appointed property features a welcoming entrance, spacious lounge, contemporary kitchen/diner, and a convenient WC on the ground floor. Upstairs, you'll find a family bathroom and three generous bedrooms, with the master bedroom enjoying the luxury of an en-suite. Externally, the front of the property boasts picturesque canal views, with a well-maintained lawn area.

To the rear, you'll find a private enclosed garden, ideal for outdoor relaxation. Additionally, the property benefits from two designated off-road parking spaces. CONTACT US NOW TO ARRANGE A VIEWING AND EXPERIENCE THIS BEAUTIFUL HOME FOR YOURSELF!

- **Three Bedrooms**
- **Mid-Mews**
- **Three Bathrooms**
- **Enclosed Rear Garden**
- **Over-Looking Canal**
- **Marina Location**

Entrance Vestibule

Via Composite door, wall mounted radiator, ceiling light point, storage cupboard and stairs to first floor.

Lounge

14' 0" x 12' 1" (4.26m x 3.68m)

UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.

Kitchen/Diner

15' 6" x 9' 5" (4.72m x 2.87m)

UPVC double glazed French doors to rear elevation with two windows at either side, wall mounted radiator, spotlights, part tiled walls and under stairs storage.

There are a range of wall, base and drawer units, integrated fridge freezer, integrated washing machine/dryer, one and half black composite sink unit with a flexi-spray mixer tap, built in oven, induction hob and extractor and Karndean flooring.

W/C

Wall mounted radiator, ceiling light point, WC and sink unit.

Upstairs

Landing

Wall mounted radiator, ceiling light point, loft access and doors to bedrooms and bathroom. Loft is part boarded and has pull down ladders.

Bedroom One

9' 9" x 9' 4" (2.97m x 2.84m)

UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and door to en-suite.

Ensuite

5' 9" x 5' 6" (1.75m x 1.68m)

UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, part tiled walls, shower, sink unit and WC.

Bedroom Two

10' 10" x 8' 8" (3.3m x 2.64m)

UPVC double glazed window to rear elevation, wall mounted radiator and a ceiling light point.

Bedroom Three

11' 8" x 6' 7" (3.55m x 2.01m)

UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bathroom

6' 8" x 5' 7" (2.03m x 1.7m)

Ceiling light point, part tiled walls, WC, sink unit and bath with an overhead shower.



Outside

Solar Panels

Front

Overlooking canal, gated access, laid to lawn and paved path to front door.

Rear

Enclosed, gated access, paved patio area and lawn laid with artificial grass, shed and decked area. Two Parking spaces to the side of the property.

Tenure

Freehold

Council Tax

B

Other Information

Water mains or private? Mains

Parking arrangements? Two designated parking spaces

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? 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)			
24, Ackers Fold LEIGH WN7 4BQ	Energy rating	Valid until:	13 March 2028
	A	Certificate number:	0724-3874-7379-9998-8721
Property type		Mid-terrace house	
Total floor area		80 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) .			
Energy rating and score			
This property's energy rating is A. 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			
Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.