

Ackers Fold, Leigh, WN7 4BQ

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!

# Offers in Excess of £239,950

- 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**

В

## 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.



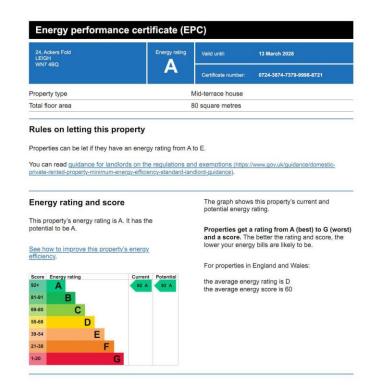












## Viewing of this property is strictly by appointment through Stone Cross Estate Agents.