



**St. Helens Road, Leigh, WN7 3PA**

**£169,950**

**Stonecross are delighted to bring to the market this TWO BEDROOM MID TERRACE PROPERTY located in a desirable area. Comprising of a hallway, lounge, diner and kitchen to the ground floor and to the first floor there are two bedrooms and a family bathroom. Outside to the front is a gated yard and to the rear is a paved rear yard with artificial lawn. Motorway networks and A580 East Lancashire Road are easily accessible for those looking to commute. \*\*\*PLEASE CONTACT US TO ARRANGE A VIEWING\*\*\***

- **Two Bedrooms**
- **Two Reception Rooms**
- **Enclosed Rear Garden**
- **Sought After Location**
- **Mid Terraced**

### **Entrance Hallway**

Via hard wood door, wall mounted radiator, laminate flooring and a ceiling light point.

### **Lounge**

14' 1" x 10' 10" (4.3m x 3.3m)

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

### **Dining Area**

14' 5" x 12' 10" (4.4m x 3.9m)

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

### **Kitchen**

9' 2" x 7' 3" (2.8m x 2.2m)

UPVC double glazed window to the rear elevation, Hard wood door to the rear elevation, ceiling light point, part tiled walls, wall base and drawer units, space and plumbing for a washing machine, integrated oven and hob and space for a fridge/freezer.

### **Upstairs**

#### **Bedroom One**

14' 5" x 11' 10" (4.4m x 3.6m)

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

#### **Bedroom Two**

15' 5" x 7' 3" (4.7m x 2.2m)

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

### **Bathroom**

9' 10" x 7' 3" (3m x 2.2m)

UPVC double glazed frosted window to the rear elevation, part tiled walls, bath with an over head shower, W/C, sink unit, heated towel radiator and a ceiling light point.

### **Outside**

#### **Front**

Paved Yard.

#### **Rear**

Paved Area, Artificial Lawn and Shrubbery.

### **Tenure**

### **Council Tax**

A





**Other Information**

Water mains or private? Mains

Parking arrangements? N/A

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

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)			
311, St. Helens Road LEIGH WN7 3PA	Energy rating	Valid until:	26 August 2028
	<b>E</b>	Certificate number:	8558-7928-5320-1934-7926
Property type	Mid-terrace house		
Total floor area	83 square metres		

#### Rules on letting this property

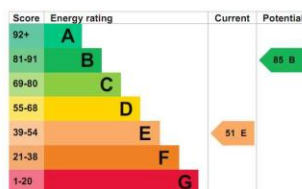
Properties can be let if they have an energy rating from A to E.

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 E. 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.