



Berkeley Close, Leigh, WN7 3QJ

***Offers in Excess of
£279,950***

Stone Cross Estate agents are delighted to present this three bedroom detached bungalow that has undergone a full refurbishment. Located on a popular residential estate on the Leigh/Lowton border close to a range of local amenities ie primary/high schools, retail park, positioned not far from a main bus routes and close to The East Lancashire Road (A580). The property comprises of a Lounge, Kitchen/Diner, Three Bedrooms and a Shower Room. Outside you will find a driveway leading to the integral garage and a laid to lawn garden with mature shrubbery to the front and to the rear is an enclosed laid to lawn garden with patio areas and mature shrubbery. Contact us for further details

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- ***Three Bedrooms***
- ***Detached***
- ***Off Road Parking***
- ***Integral Garage***
- ***True Bungalow***
- ***Enclosed Rear Garden***

Entrance Hallway

Via Composite front door, ceiling light point and laminate flooring.

Hallway

Loft Access and a ceiling light point.

Lounge

16' 4" x 10' 7" (4.98m x 3.23m)

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

Kitchen/Diner

14' 1" x 10' 7" (4.29m x 3.23m)

UPVC double glazed windows to the side and front elevation, UPVC double glazed door to the side elevation, wall mounted radiator, ceiling light point, stainless steel sink unit with a swan tap, integrated oven and hob and space for a fridge/freezer and washing machine.

Bedroom One

13' 1" x 11' 4" (3.99m x 3.45m)

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

Bedroom Two

12' 8" x 8' 5" (3.86m x 2.57m)

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

Bedroom Three

8' 5" x 7' 4" (2.57m x 2.24m)

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

Shower Room

UPVC double glazed frosted window to the side elevation, W/C, wall mounted radiator, wash hand basin with a mixer tap, electric shower, ceiling light point and part tiled walls.

Outside

Front

Laid to Lawn, Mature Shrubbery, Driveway leading to an integral garage.

Rear

Laid to Lawn, Patio area and mature shrubbery.

Tenure

Council Tax

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Other Information

Water mains or private? Mains

Parking arrangements? Driveway

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.



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.