



Shepherd Croft, Leigh, WN7 4RT

**Offers in Excess of
£399,950**

Stone Cross are delighted to bring to the market this FIVE BEDROOM DETACHED FAMILY SIZED HOME, "BRADENHAM" which is situated in a popular location in Leigh. The house is on a single sided road which is very private due to the leafy green space in front. The nearby town of Leigh provides all the amenities required for daily life including primary & secondary schools, supermarkets, post offices, convenience stores and a range of leisure facilities including a multiplex cinema and sports centre. This outstanding location, will also provide a range of community buildings, a superb new marina, cafe, community centre, office and plans for a family friendly pub and shop, with multiple walks on the canal, to Pennigton Flash and even nearer, Bickershaw Country Park. The property comprises of an entrance hallway, lounge with french doors, kitchen/dining room with french doors, separate reception room, cloakroom, an additional utility and a converted garage which could be used as a bedroom/reception room to the ground floor. To the first floor there is a family bathroom and four bedrooms with the master benefitting from an en-suite. Outside to the front there is a driveway providing ample off road parking and to the rear is an enclosed area with artificial lawn and a decked and paved patio area. *** THIS PROPERTY IS NOT TO BE MISSED. PLEASE CONTACT US NOW TO ARRANGE A VIEWING ***

- Five Bedrooms
- Detached
- Three Bathrooms
- Driveway
- Two Reception Rooms
- Enclosed Rear Garden

Entrance Hallway

Composite front door, wall mounted radiator, stairs to the first floor, laminate flooring, two ceiling light points and the meter cupboard.

W/C

W/C, wash hand basin, ceiling light point, laminate flooring, part tiled walls and a wall mounted radiator.

Lounge

15' 3" x 11' 3" (4.65m x 3.44m)

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

Kitchen

17' 10" x 7' 9" (5.43m x 2.36m)

Zanussi hi level oven, AEG hob, integrated washing machine, integrated fridge/freezer, integrated dishwasher, 1.5 stainless steel sink unit with a mixer tap, wall base and drawer units, ceiling light point, spotlights, laminate flooring and a wall mounted radiator.

Utility Room

Plumbing for washing machine, laminate flooring, space for a fridge/freezer and a ceiling light point.

Reception Room

9' 5" x 7' 9" (2.88m x 2.36m)

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

Bedroom/Office

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

Upstairs

Landing

Loft access which is boarded, ceiling light point and two storage cupboards.

Bedroom One

14' 6" x 13' 2" (4.43m x 4.02m)

Two UPVC double glazed windows to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Ensuite

UPVC double glazed frosted window to the side elevation, double shower cubicle, W/C, wash hand basin, wall mounted radiator, spotlights and part tiled walls.



Bedroom Two

14' 4" x 8' 8" (4.38m x 2.63m)

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

**Bedroom Three**

11' 9" x 8' 10" (3.59m x 2.68m)

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

Bedroom Four

10' 11" x 7' 10" (3.33m x 2.40m)

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

**Bathroom**

UPVC double glazed frosted window to the rear elevation, spotlights, wash hand basin, W/C, bath with an over head shower, part tiled walls and laminate flooring.

**Outside****Front**

Two vehicle drive way plus ample off road parking, Electrical vehicle charge point installed.

Rear

Decked area, artificial lawn, patio, borders, gate access to the side elevation and a shed.

Tenure

Freehold

Service Charge: £112.33/annum

Council Tax

E

Other Information

Water mains or private? Mains

Parking arrangements? Parking at the front of the property

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)		
11, Shapard Croft LEIGH WN7 4RT	Energy rating	Valid until: 11 April 2029
	B	Certificate number: 9528-8093-7384-6231-9920
Property type	Detached house	
Total floor area	105 square metres	

Rules on letting this property

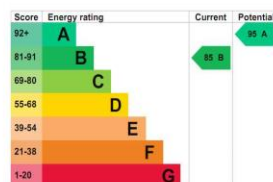
Properties can be let if they have an energy rating from A to E.

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 B. 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

4 BEDROOM HOME, TOTAL 1153 sq ft / 107.12m²

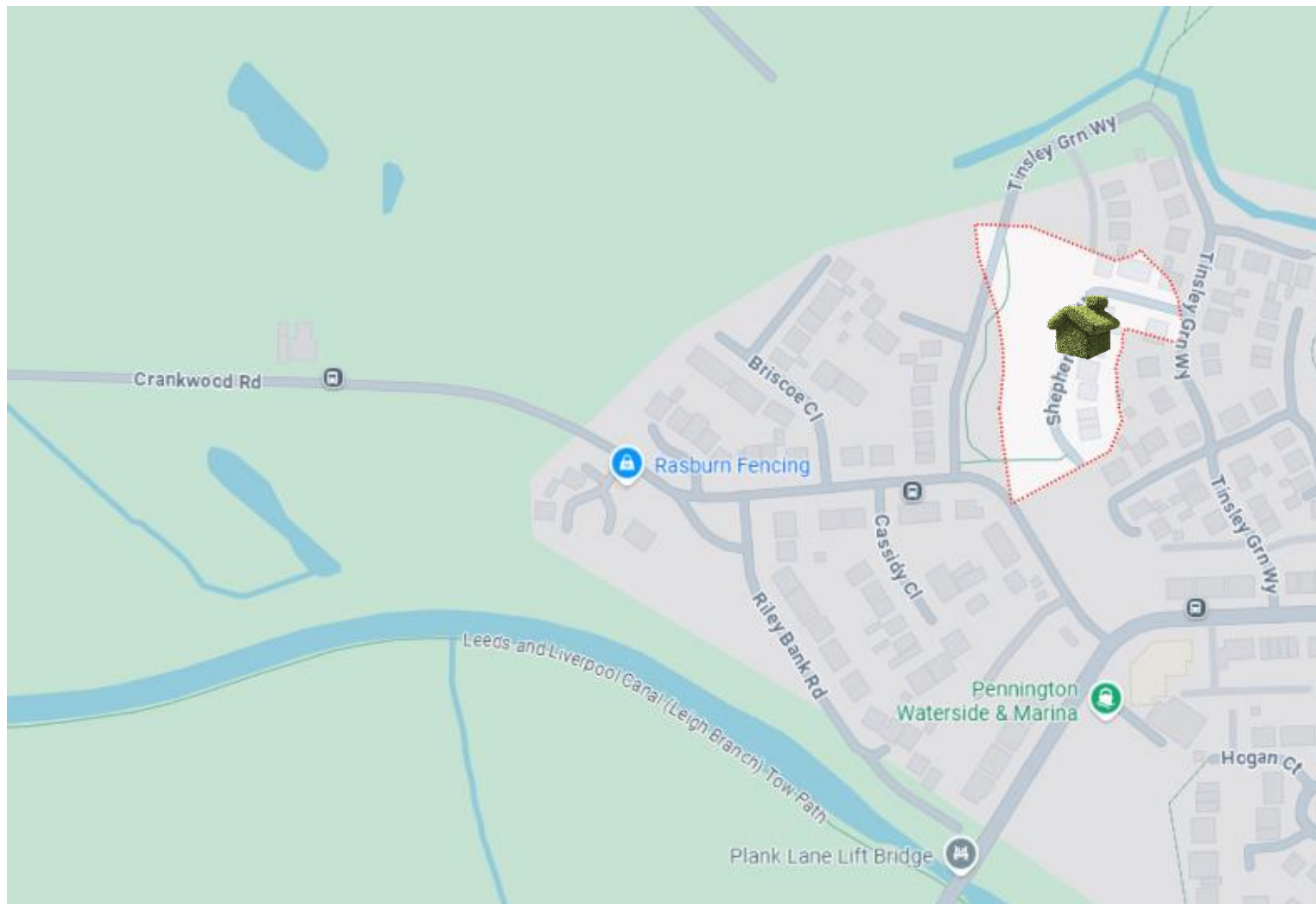


GROUND FLOOR

Kitchen	3.34m × 2.36m	11' 0" × 7' 9"
Breakfast/Family	2.36m × 2.09m	7' 9" × 6' 10"
Lounge	4.65m × 3.44m	15' 3" × 11' 3"
Dining Room	2.88m × 2.36m	9' 5" × 7' 9"
WC	1.68m × 0.85m	5' 6" × 2' 9"

FIRST FLOOR

Bedroom 1	4.43m × 4.02m	14' 6" × 13' 2"
En suite	1.93m × 1.73m	6' 4" × 5' 8"
Bedroom 2	4.38m × 2.63m	14' 4" × 8' 8"
Bedroom 3	3.59m × 2.68m	11' 9" × 8' 9"
Bedroom 4	3.33m × 2.40m	10' 11" × 7' 11"
Bathroom	1.90m × 1.71m	6' 3" × 5' 7"



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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.

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