



Chapel Street, Leigh WN7 2AN

Offers Over £130,000

This DECEPTIVELY SPACIOUS property is located within walking distance to Leigh Town Centre, Local Primary Schools, Shop and Amenities. Located a 5 minute drive to the East Lancashire Road (A580) this property would be ideal for commuters. The property benefits from ORIGINAL FEATURES i.e. Arch ways, Coving, Ceiling Roses. Comprising of Hallway, Lounge, Dining Room, Kitchen, Basement, Three good sized bedrooms and Family bathroom. To the rear there is a detached garage with is fully alarmed and has an electric roller door. Properties like this don't come up often and viewing is highly recommended to appreciate the size of the property and its potential.

- DECEPTIVELY SPACIOUS
- THREE BEDROOMS
- DETACHED GARAGE
- ORIGINAL FEATURES
- CLOSE TO TOWN CENTRE
- CELLAR WITH POWER/LIGHT
-

Hallway

Ceiling light point, thermostat, hardwood door, original coving and arch way, wall mounted radiator, stairs.



Lounge

12' 11" x 12' 3" (3.927m x 3.731m) Ceiling light point, original coving, original ceiling rose, double doors to dining room, electric fire with surround, wall mounted radiator, hardwood window.

Dining Room

14' 11" x 13' 8" (4.549m x 4.155m) Ceiling light point, electric fire with surround, door to hallway, Hardwood window to rear elevation, wall lights, wall mounted radiator, double doors to Lounge.

Kitchen

18' 3" x 9' 5" (5.564m x 2.875m) Wall, base, drawer units, UPVC windows to side elevation x 2, Hardwood back door to side elevation, extractor fan, gas hob and electric oven, gas heater, stainless steel splash backs, stainless steel single sink unit with drainer and mixer tap, strip light, space for fridge, freezer, tiled splash backs, spotlights track, storage cupboard, door to basement.



Basement

Strip light x 2, electrical sockets, electric heater, wall mounted radiator.

Stairs/Landing

Loft Access, ceiling light point, wall lights, sky light, velux window.

Bedroom One

12' 11" x 15' 7" (3.943m x 4.752m) Double panel radiator, ceiling light point, hardwood windows x 2 to front elevation, shelving, carpeted.



Bedroom Two

15' 0" x 10' 7" (4.578m x 3.235m) UPVC double glazed unit to rear elevation, double panel radiator, spotlight track, carpeted, feature fire and surround.

Bedroom Three

12' 5" x 6' 3" (3.795m x 1.900m) Loft hatch, spotlights, wall mounted radiator, UPVC double glazed unit to side elevation.

Bathroom

Flush light, UPVC double glazed unit to rear elevation, laminate flooring, WC, basin, extractor fan, heated towel rail, bath with shower over, part tiled.



Outside

Garage

Roller electric door, side door, alarmed, power and light.

Rear Garden

Stainless Steel gutters to rear, side gate x 2, tarmac, side alley, established borders.

Council Tax Band

B

Tenure

Freehold



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)

177 CHAPEL STREET
LEIGH
WN7 2AN

Energy rating
D

Valid until: 29 July 2031

Certificate number: 6390-2498-6030-2429-6905

Property type

Total floor area

Rules on letting this property

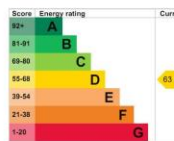
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Energy efficiency rating fo property

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the potential to be C.

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[performance.](#)



<https://find-energy-certificate.digital.communities.gov.uk>



The floor plan is for illustration purposes only.
Plan produced using PlanIt3D

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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