



**Broadwell Drive, Pennington WN7 3NE**

**Offers Over £399,950**

*Located in a highly desirable area near Hand Lane in Pennington, this STUNNING family home is presented to a VERY HIGH STANDARD THROUGHOUT. Light, airy and spacious, the ground floor has a hallway, generous through lounge and dining room, utility, wc and a good sized garage conversion ideal for use as an extra bedroom, office space, gym or snug. The rear garden is beautifully landscaped with a decked area and pergola. To the first floor there are four generous bedrooms with en-suite to the master and family bathroom. To the front there is ample parking for several cars. The property is ideally located for country walks, excellent schools such as Gilded Hollins primary school and Lowton high school, Pennington park and Leigh town centre. There is abundance of activities close by, with Leigh Rugby Union Club and Leigh Cricket Club within walking distance.*

- Highly desirable area
- VERY HIGH STANDARD THROUGHOUT
- 4/5 Bedrooms
- Two Reception Rooms
- Close to Excellent Schools
- Close to transport links

### **Hallway**

13' 9" x 7' 3" (4.2m x 2.2m) Composite door, ceiling light point, wall mounted radiator, storage cupboard, frosted side panel window, laminate flooring. Oak doors to lounge and kitchen.

### **Lounge**

15' 5" x 10' 11" (4.69m x 3.32m) Ceiling Light Point, two wall lights, wall mounted radiator, laminate flooring. Oak door to hallway. Gas fire with marble effect surround and wooden mantelpiece. UPVC double glazed windows to front and side elevations. Archway leading to dining room.

### **Dining Room**

9' 6" x 10' 11" (2.90m x 3.32m) Sliding patio doors to rear garden (aluminium double glazed), ceiling light point, wall mounted radiator, laminate flooring. Oak door to kitchen.

### **Kitchen**

12' 2" x 9' 10" (3.71m x 3.00m) Oak doors to hallway, utility room and dining room. Ceiling light point, spotlights, wall mounted radiator, double glazed window to rear elevation with wooden frame. Tiled flooring, part tiled walls. Wall, base and drawer units, roll top work surfaces, 5 ring gas hob and electric oven, integrated under counter fridge, one and a half bowl composite sink with drainer and mixer tap, half tiled walls, dishwasher.

### **Play Room/Fifth Bedroom**

16' 5" x 8' 6" (5m x 2.60m) Oak doors to utility room and hallway, 2 x ceiling light points, wall mounted radiator, 2 x UPVC double glazed windows to front and side elevations, laminate flooring.

### **Utility**

8' 9" x 5' 0" (2.67m x 1.53m) Ceiling light point, wall mounted radiator, UPVC double glazed leaded window and door to side elevation, wall unit, roll top work surface, space for washing machine and dryer. Tiled flooring.

### **WC**

3' 1" x 5' 0" (0.94m x 1.53m) Oak door to utility. Ceiling light point, heated towel rail, wooden double glazed window to rear, tiled flooring, semi pedestal wash hand basin, WC.



### **Stairs/Landing**

*Ceiling light point, wall mounted radiator, carpeted flooring, storage cupboard on landing. Oak doors to bedrooms and bathroom.*



### **Bedroom One**

*11' 7" x 14' 1" (3.54m x 4.30m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring. Oak doors to en-suite and landing.*

### **Bedroom Two**

*14' 5" x 8' 2" (4.39m x 2.48m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring. Oak door to landing.*

### **Bedroom Three**

*9' 0" x 10' 5" (2.75m x 3.17m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring. Oak door to landing.*



### **Bedroom Four**

*9' 0" x 6' 10" (2.75m x 2.08m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring. Oak door to landing.*

### **Bathroom**

*6' 2" x 7' 6" (1.88m x 2.29m) Spotlights, heated towel rail, UPVC double glazed window to side, tiled flooring, basin with vanity unit, WC, bath with shower over. Oak door to landing.*



### **Ensuite**

*6' 6" x 6' 9" (1.99m x 2.06m) Spotlights, heated towel rail, UPVC double glazed window to front, tiled, walk in shower, sink with vanity unit.*

### **Outside**

#### **Front**

*Driveway, lawn, flower beds*

#### **Rear**

*Patio area, shed, lawn, decking area, flower beds & raised beds.*

### **Tenure**

*Freehold*



## Energy performance certificate (EPC)

18 Broadwell Drive  
LEIGH  
WN7 3NE

Energy rating  
**C**

Valid until: 23 April 2033

Certificate number: 9437-6124-1200-0904-6226

Property type: Detached house

Total floor area: 118 square metres

### Rules on letting this property

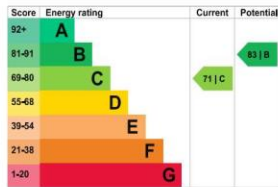
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy performance](#).



The graph shows this property's current and potential energy rating.

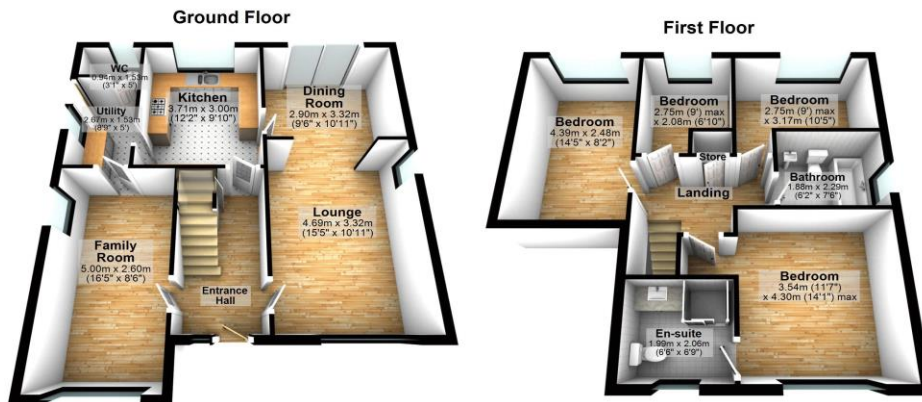
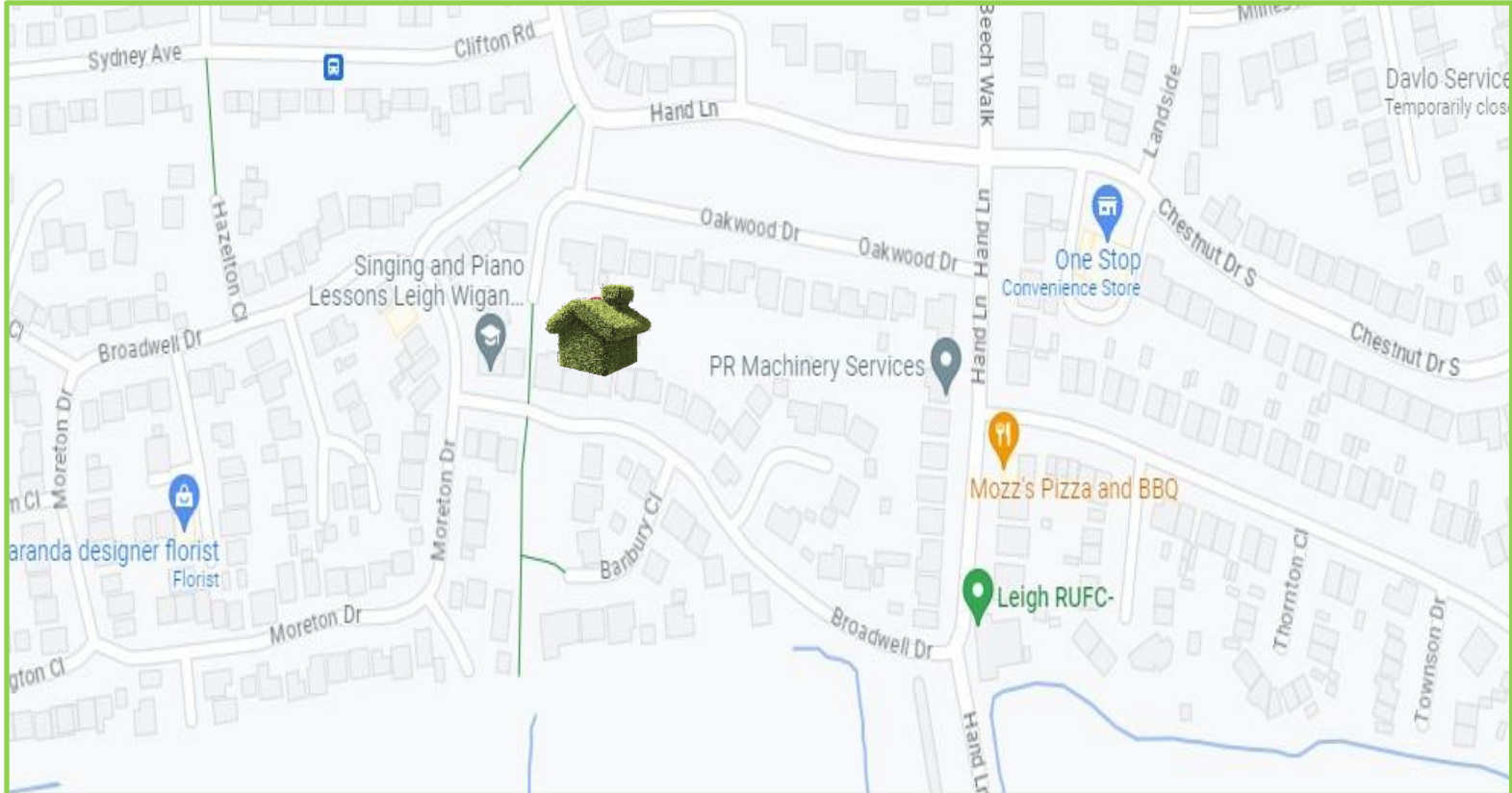
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60







Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

*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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