



***Holden Road, Leigh WN7 1JN***

***£239,950***

*The Detached bungalow is situated on the sought-after Holden Road offering convenience and comfort in a prime location. As you step inside, you're welcomed into a hallway, providing access to all the main living areas of the home. Leading to a lounge, then the dining room, which can easily be converted into a third bedroom to suit your needs. This versatile space offers flexibility and can accommodate guests or serve as a home office if desired. Continuing through the bungalow, you'll find the well-appointed kitchen, complete with ample storage space. The bungalow features two bedrooms, Completing the interior layout is the bathroom. Outside, the property there is a paved patio area, additionally, a concrete shed provides convenient storage space. With its proximity to local amenities, bus routes, and commuter links such as the East Lancashire Road A580 and guided bus route into Manchester city centre, this bungalow offers both convenience and accessibility for residents.*

- NO ONWARD CHAIN
- EXCELLENT LOCATION
- TWO/THREE BEDROOMS
- PAVED REAR GARDEN
- CLOSE TO TOWN CENTRE
- CLOSE TO GUIDED BUS ROUTE

### **Hallway**

Wooden stained glass door, ceiling light points x 2, wall mounted radiator, laminate flooring.

### **Lounge**

14' 2" x 11' 6" (4.312m x 3.503m) Wooden door, ceiling light point, wall mounted radiator, wooden double glazed front bay window, carpeted flooring, gas fire.

### **Kitchen**

14' 6" x 9' 5" (4.407m x 2.882m) Wooden door to conservatory, ceiling light point x 3, 2 x wooden double glazed windows to rear and side, tiled flooring, wall base and drawer units, gas hob and oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, half tiled walls.

### **Conservatory**

7' 6" x 23' 5" (2.279m x 7.136m) Wooden single glazed door to rear, ceiling light point, single glazed wooden windows, tiled flooring.

### **Dining Room**

10' 11" x 9' 2" (3.327m x 2.793m) Ceiling light point, wall mounted radiator, wooden double glazed sliding doors, carpeted flooring.

### **Bedroom One**

11' 10" x 12' 3" (3.609m x 3.731m) Ceiling light point, wall mounted radiator, wooden double glazed window to front, carpeted flooring.

### **Bedroom Two**

9' 3" x 9' 2" (2.813m x 2.799m) Ceiling light point, wall mounted radiator, wooden double glazed window to side, carpeted flooring.

### **Bathroom**

7' 6" x 4' 5" (2.282m x 1.345m) Ceiling light point, wall mounted radiator, wooden double glazed window to rear, lino flooring, basin, WC, bath with shower over.



**Outside**

**Garage**

*Up and over door remote controlled, power and lighting.*

**Front**

*Hedge and flagged.*

**Rear**

*Patio area, garage and greenhouse.*

**Tenure**

*Freehold*

**Council Tax Band**

*C*

**Other Information**

*Water mains or private? Mains*

*Parking arrangements? Garage access from rear and on road (not guaranteed)*

*Flood risk? No*

*Coal mining issues in the area? Previous to 1988 there were several areas of coal at considerable depths have been worked under and adjacent to the property. There are no active working taking place at the property.*

*Broadband how provided? Not known*

*If there are restrictions on covenants? No*

*Is the property of standard construction? Yes*

*Are there any public rights of way? None known*

*Safety Issues? No*







Energy performance certificate (EPC)		
179 Holden Road LEIGH WV7 1JN	Energy rating <b>D</b>	Valid until: 7 August 2033 Certificate number: 0639-1017-5218-2507-1204
Property type	Detached bungalow	
Total floor area	74 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 D. It has the potential to be B.

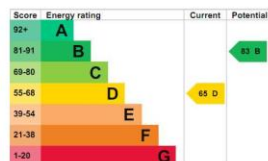
See how to [improve this property's energy efficiency](#).

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:

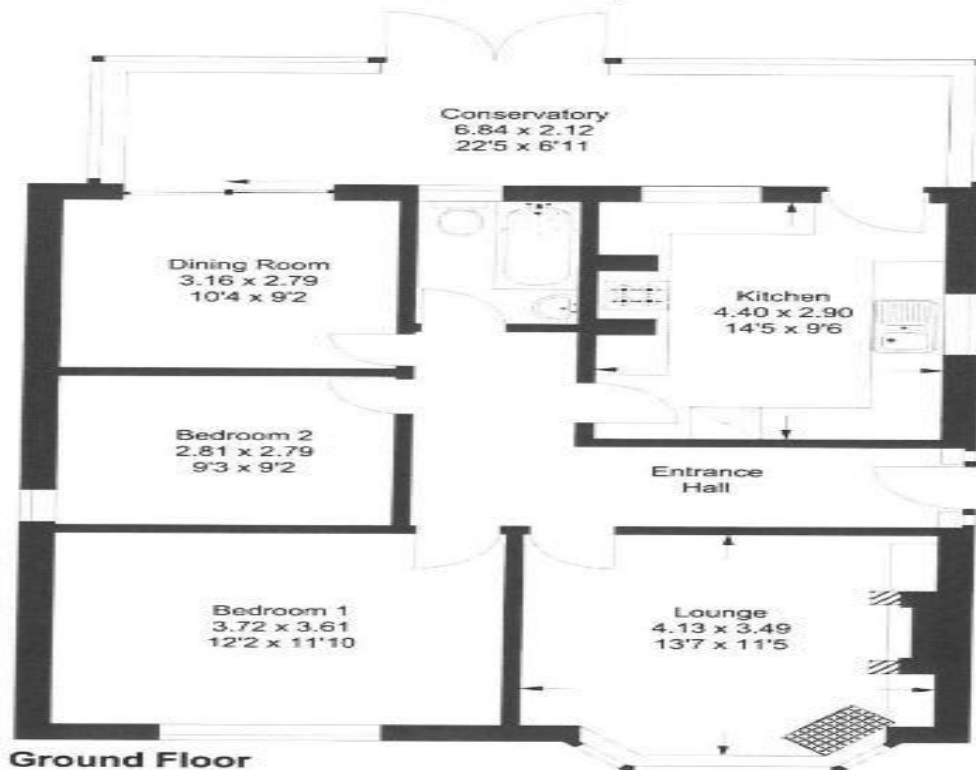
the average energy rating is D  
the average energy score is 60



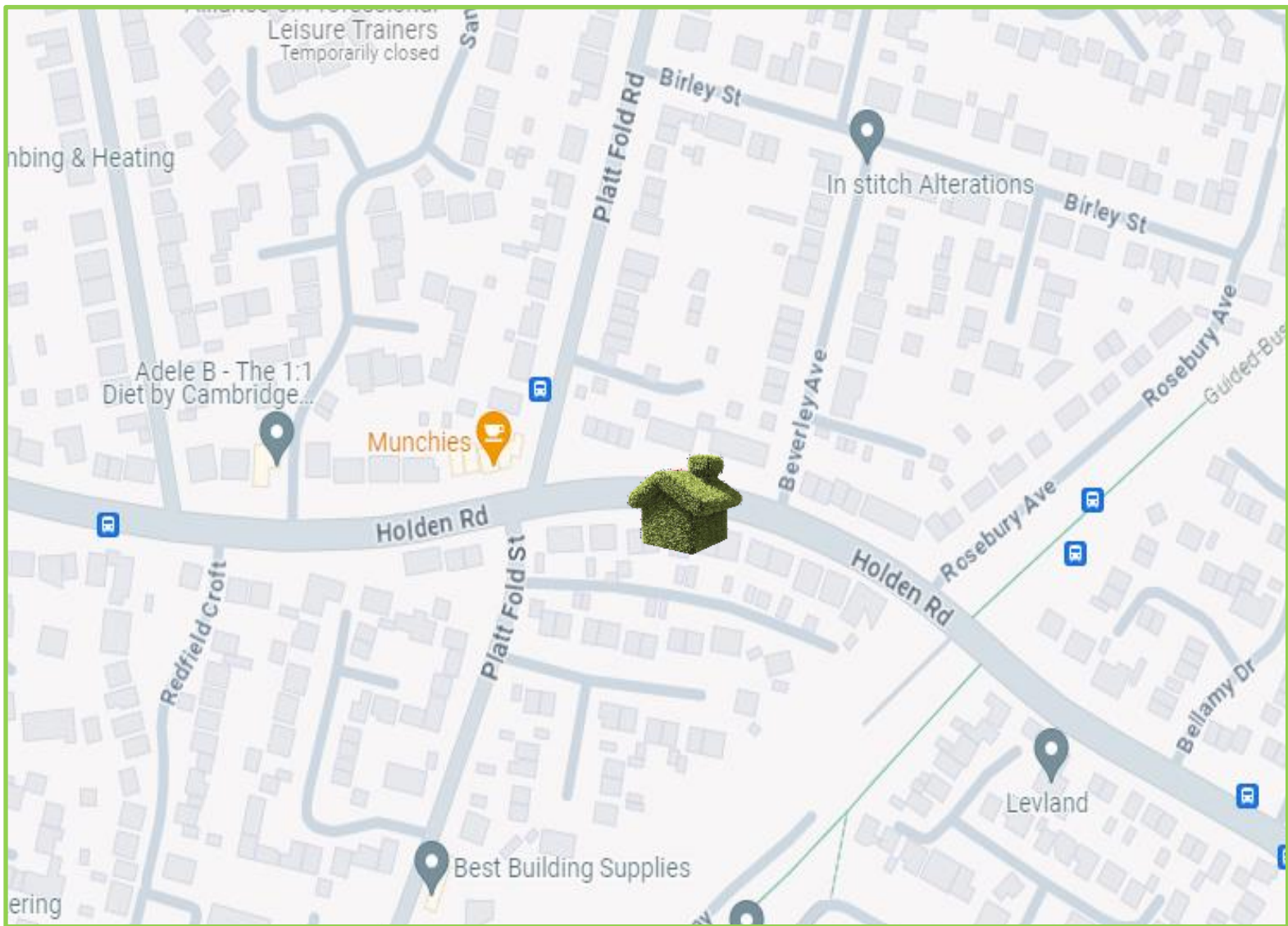
# 179, Holden Road, Leigh.

Gross internal area ( approx ) :-

90 sq m / 969 sq ft



This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all



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.

Stone Cross Estate Agents LTD

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