



Hadfield Grove, Leigh WN7 2ET

Offers Over £349,950

Welcome to this charming four-bedroom detached property nestled in the heart of the sought-after Walmsley Meadow Park estate, within walking distance of Lilford Woods.

This family-friendly neighborhood boasts a delightful children's play area and is conveniently close to excellent high and primary schools. As you enter the property, you are greeted by a welcoming hallway, convenient WC for guests. The lounge area offers a cozy retreat, with double doors opening into the modern kitchen/dining area, perfect for entertaining and family gatherings. The kitchen is well-equipped and contemporary, with ample space for dining, and there's a convenient utility room adjacent. Ascending the stairs, you'll find four well-proportioned bedrooms, including a master bedroom complete with an ensuite for added convenience and privacy. For added practicality, an integral garage provides additional storage space. Outside, the property features a driveway to the front, providing ample off-road parking, while the rear boasts a Indian stone-paved garden with a beautiful patio area. This property offers the ideal blend of modern comfort, convenience, and outdoor space, coupled with its proximity to local amenities, bus routes, and the park and ride guided busway to Manchester city centre, ensuring a desirable lifestyle for you and your family. Furthermore, the peace of mind of being covered by the NHBC Warranty adds an extra layer of assurance.

- FREEHOLD PROPERTY
- SITUATED ON POPULAR WALMSLEY MEADOW ESTATE
- VIEWING HIGHLY RECOMMENDED
- FOUR BEDROOMS
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

Hallway

5' 6" x 5' 8" (1.671m x 1.729m) Composite double glazed door to front, ceiling light point, wall mounted radiator, porcelain tile flooring.

Lounge

15' 9" x 11' 1" (4.800m x 3.367m) Double doors into kitchen, ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Kitchen/Dining Area

10' 2" x 18' 6" (3.103m x 5.634m) UPVC double glazed french doors to rear, spotlights, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, porcelain tile flooring, wall base and drawer units, induction hob and oven, integrated under counter fridge and integrated dishwasher, sandstone work surfaces, 1 1/2 sink unit with drainer and mixer tap, granite splashback, pantry.



Utility Room

7' 1" x 5' 11" (2.154m x 1.806m) Door to garage, ceiling light point, wall mounted radiator, UPVC double glazed window to side, porcelain tile flooring, combi boiler.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, porcelain tile flooring, basin, WC.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch, storage cupboard.

Bedroom One

14' 1" x 12' 5" (4.283m x 3.772m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobe, storage cupboard.

Ensuite

Ceiling light point, heated towel rail, UPVC double glazed window to side, LVT flooring, WC, basin, shower with waterfall shower head, tiled walls.



Bedroom Two

12' 3" x 9' 3" (3.737m x 2.818m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Three

9' 7" x 9' 2" (2.916m x 2.806m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

Bedroom Four

10' 5" x 7' 4" (3.166m x 2.235m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

6' 4" x 6' 10" (1.923m x 2.086m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, LVT flooring, basin, WC, bath with electric shower over bath, tiled walls.

Outside

Front

Ample parking to Driveway, lawn.

Rear

Indian stone, lawn, raised feature bedding boxes.

Garage

Power, lighting, up and over door, integral door.

Tenure

Freehold



Energy performance certificate (EPC)

19 HADFIELD GROVE LEIGH WN7 2ET	Energy rating B	Valid until: 3 August 2031 Certificate number: 0370-3904-2080-2609-7831
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Property type	Detached house
Total floor area	99 square metres

Rules on letting this property

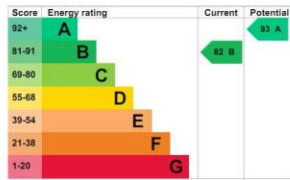
Properties can be let if they have an energy rating from A to E.

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.

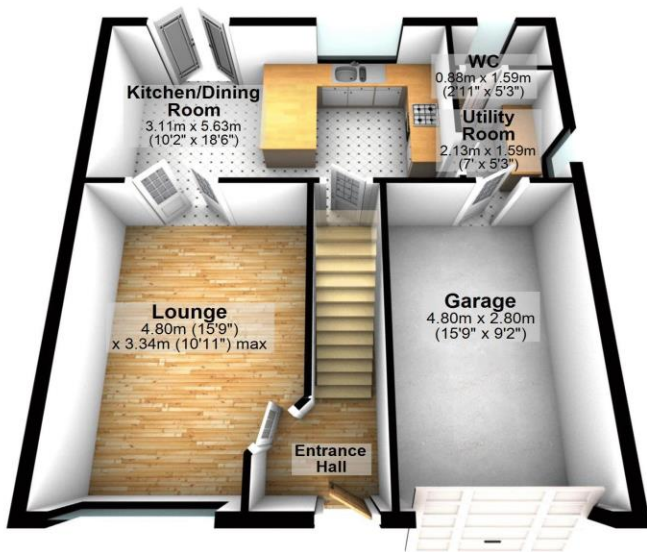
For properties in England and Wales:

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





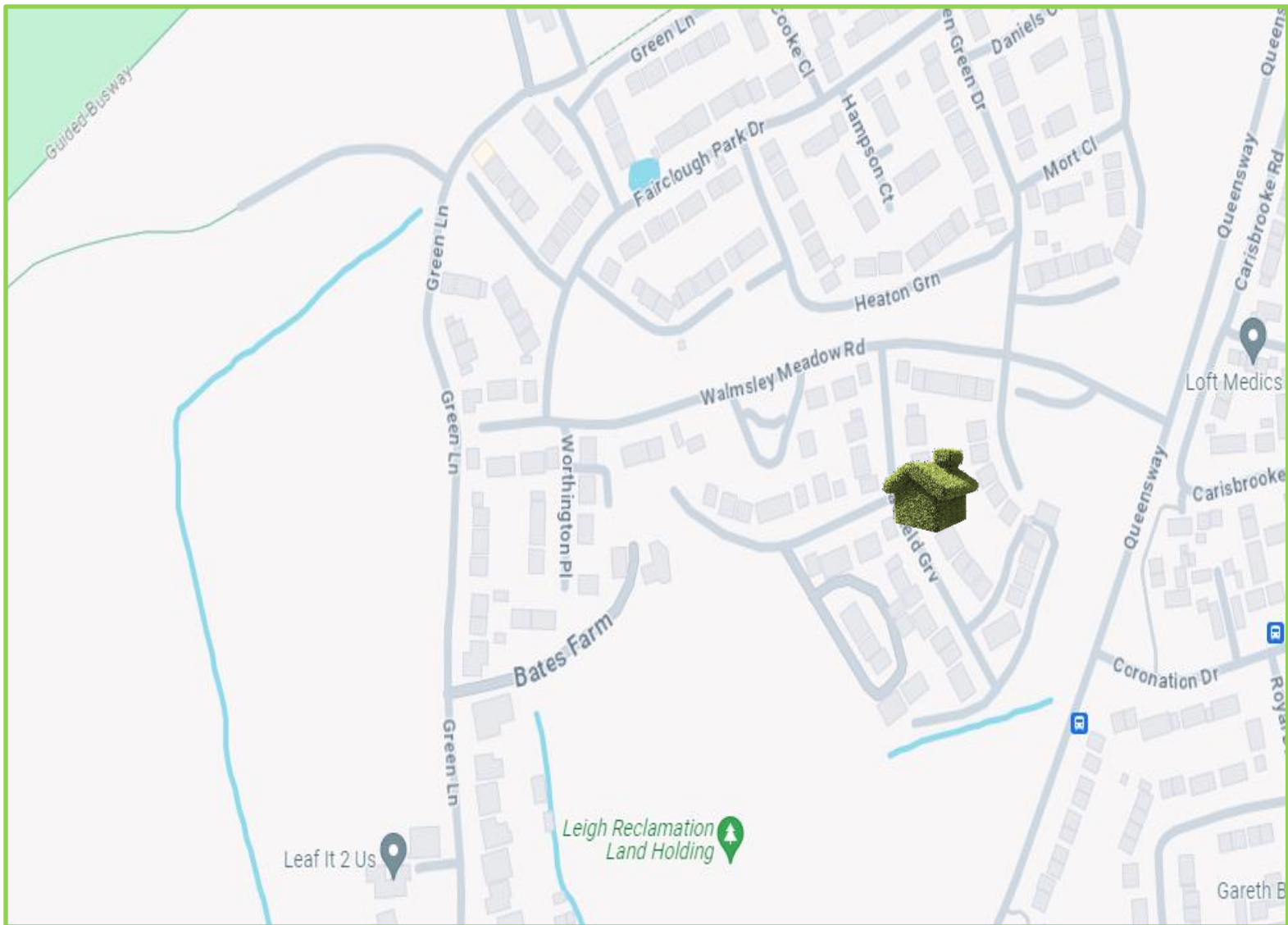
Ground Floor



First Floor



Total area: approx. 113.7 sq. metres (1223.4 sq. feet)



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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