



Platt Street, Leigh WN7 1NA

£89,999

This two-bedroom end terrace home offers a comfortable living space in a convenient location. As you enter the property, you are greeted by a lounge area, Adjacent to the lounge is a spacious dining room, the kitchen is situated towards the rear of the property. From the kitchen, there is access to the rear yard. Upstairs, the property boasts two bedrooms, providing comfortable accommodation for residents. Completing the layout is a bathroom. Conveniently located within walking distance to local shops and bus routes, residents have easy access to essential amenities and transportation options. Additionally, the property is a short drive away from the guided busway to Manchester city centre and the East Lancashire Road, providing quick access to motorway networks for commuters. Currently, the property is tenanted at £475, with the tenants having resided there for seven years, indicating the stability of the property as a long-term investment opportunity.

- TWO BEDROOMS
- TWO RECEPTION ROOMS
- TENANT IN SITU
- WALKING DISTANCE TO SHOPS
- LOCAL BUS ROUTES
- TENANT PAYING £475

Lounge

12' 4" x 13' 11" (3.748m x 4.249m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted.

Dining Room

10' 1" x 13' 11" (3.061m x 4.249m) Door to kitchen, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Kitchen

8' 11" x 6' 2" (2.709m x 1.884m) Door to rear garden, ceiling light point, UPVC double glazed window to rear, vinyl flooring, wall base and drawer units, hob and electric oven, space for washing machine and fridge freezer, roll top work surfaces, one bowl sink unit with drainer.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch.

Bedroom One

12' 4" x 12' 10" (3.764m x 3.921m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Two

9' 11" x 7' 5" (3.018m x 2.271m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, built in storage over stairs.

Bathroom

7' 4" x 6' 8" (2.228m x 2.026m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, wall mounted basin with vanity unit, WC, bath, part tiled walls.

Rear Yard

Stoned with rear gate.

Tenure

Leasehold



Council Tax Band

A

Other Information

Water mains or private? Mains

Parking arrangements? On road not guaranteed parking.

Flood risk? No

Coal mining issues in the area? No

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? No

Safety Issues? No





Energy Performance Certificate (EPC)

Energy rating	Valid until: 7/2025
E	Certificate number: 0738-2016-6237-8996-49107

end-terrace house
66 square metres

Energy rating from A to E.

[the regulations and exemptions for rented property minimum energy](#)

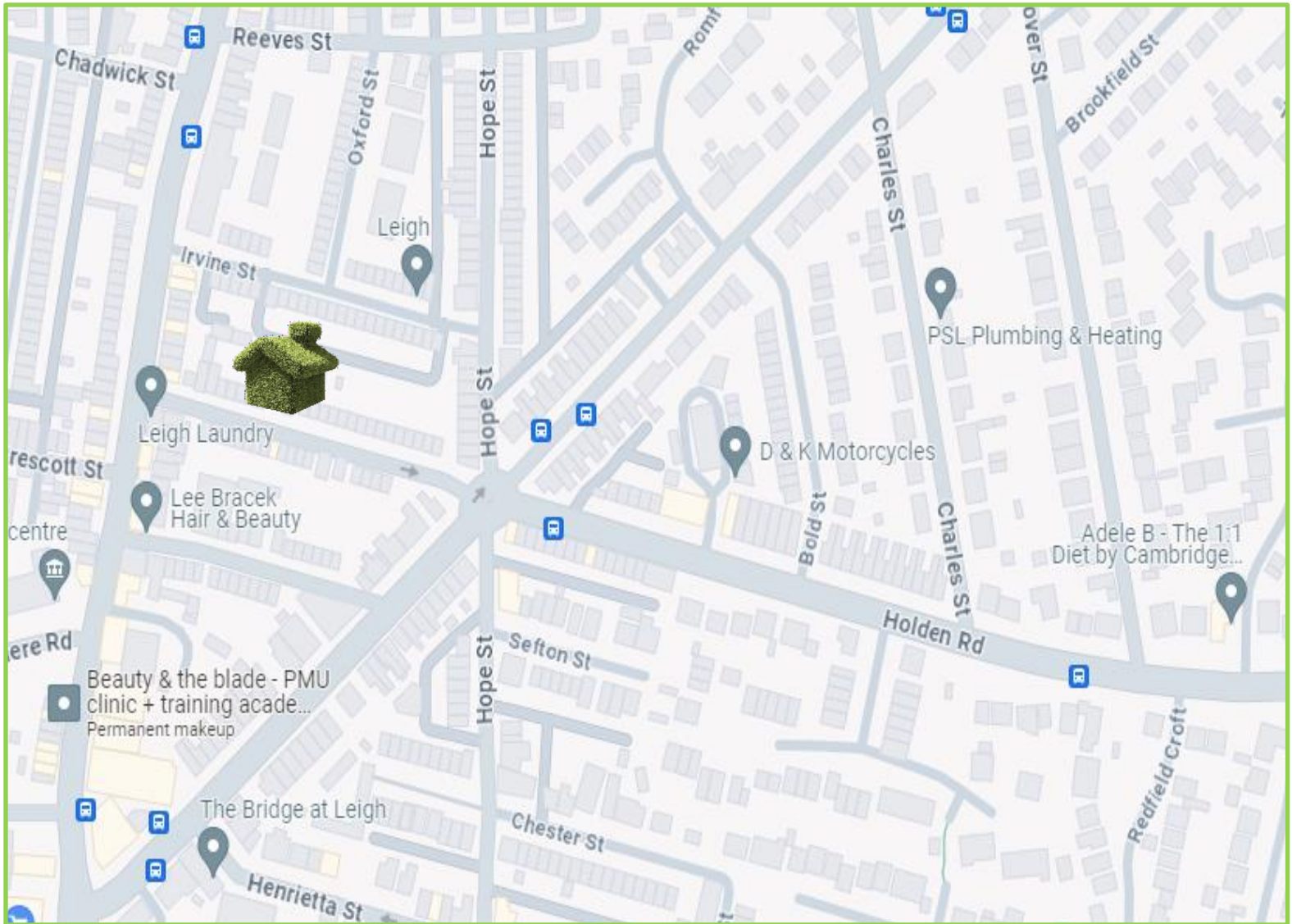
The graph shows the potential energy rating for the property.

Properties get (worse) and a lower energy rating and score, the lower your energy bills are likely to be.

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

For properties in England and Wales:
the average energy rating is D
the average energy score is 60





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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