



Pickley Court, Leigh WN7 5HL

Offers Over £279,995

FINISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT this impressive property boasts a STUNNING FIRST FLOOR LOUNGE with MEDIA WALL, FEATURE FIREPLACE and JULIETTE BALCONY, A NEW FITTED KITCHEN with DINING AREA, THREE GOOD SIZED DOUBLE BEDROOMS and a FOURTH BEDROOM or second reception room leading onto the garden. To the ground floor, there a cosy and welcoming entrance hallway, guest shower room, access to the garage, a well finished utility room which matches the kitchen and a fourth bedroom, currently used as a reception room, leading to the WELL PRESENTED GARDEN. To the first floor, there is a STUNNING and spacious LOUNGE, a BEAUTIFULLY FINISHED KITCHEN DINER and a smart and well equipped family bathroom. To the second floor is the MASTER bedroom with en-suite shower room, and two further bedrooms, both a great size. In addition to its superb amenities and scenic surroundings, the property benefits from its proximity to schools, making it an ideal choice for families. Excellent transport links, including the guided bus route and the A580 connecting Manchester to Liverpool are close by.

- SITUATED OVER 3 FLOORS
- CLOSE TO TRANSPORT LINKS
- FOUR BEDROOMS
- 3 BATHROOMS
- DRIVEWAY/GARAGE
- VIEWS OVER WINTER HILL

Hallway

15' 10" x 3' 5" (4.821m x 1.046m) UPVC double glazed door to front, 2 x ceiling light points, wall mounted radiator, UPVC double glazed window in door, carpeted flooring, storage/cloak room.

Ground floor shower room

Ceiling light point, wall mounted radiator, Part tiled walls, vinyl flooring, shower, basin, WC.

Utility

11' 4" x 5' 3" (3.456m x 1.594m) Ceiling light point, wall mounted radiator, part tiled walls, carpeted, plumbing for washer and space for dryer, work surfaces, door to rear garden, base units, boiler, sink with drainer and mixer tap.

Garage

Door from hallway to garage, power, lighting, up and over door to front, integral.

Snug on ground floor (bedroom four)

11' 1" x 10' 2" (3.377m x 3.097m) French doors to garden, ceiling light point, wall mounted radiator, carpeted.

Stairs to first floor

Ceiling light point, wall mounted radiator, carpeted.

Kitchen

10' 5" x 16' 0" (3.168m x 4.877m) Door, ceiling light point x 2, wall mounted radiator, UPVC double glazed windows x 2, laminate flooring, wall base and drawer units, Bosch electric oven and hob, space for American fridge freezer, integrated dish washer and NEFF microwave, sink unit with drainer and mixer tap, back splash.

Lounge

15' 10" x 15' 8" (4.822m x 4.768m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed window and UPVC french doors to Juliete balcony, carpeted flooring, electric fire, media wall with down lights.

Bathroom to first floor



6' 2" x 5' 10" (1.884m x 1.776m) Ceiling light point, wall mounted radiator, vinyl flooring, basin with waterfall mixer tap, Wc, bath with waterfall mixer tap, shower over bath, part tiled.



Stairs to second floor

Carpeted, loft hatch, ceiling light point, wall mounted radiator.

Bedroom One

10' 11" x 15' 9" (3.328m x 4.789m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed windows x 2, carpeted flooring, fitted wardrobes.

Ensuite to bedroom one

Ceiling light point, wall mounted radiator, vinyl flooring, WC, basin, shower, part tiled.



Bedroom Two

15' 11" x 8' 5" (4.860m x 2.567m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bedroom Three

12' 2" x 7' 2" (3.711m x 2.179m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring.

Outside

Front

Driveway

Rear

2 Patio area, lawn, planted flower beds.

Tenure

Leasehold







Energy performance certificate (EPC)			
4 PICKLEY COURT LEIGH WN7 5HL	Energy rating	Valid until:	19 November 2030
	C	Certificate number:	9800-6929-0009-1298-0296
Property type	Mid-terrace house		
Total floor area	130 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 C. It has the potential to be B.

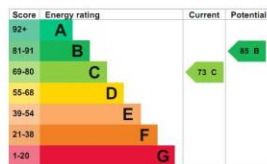
[See how to improve this property's energy efficiency.](#)

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.

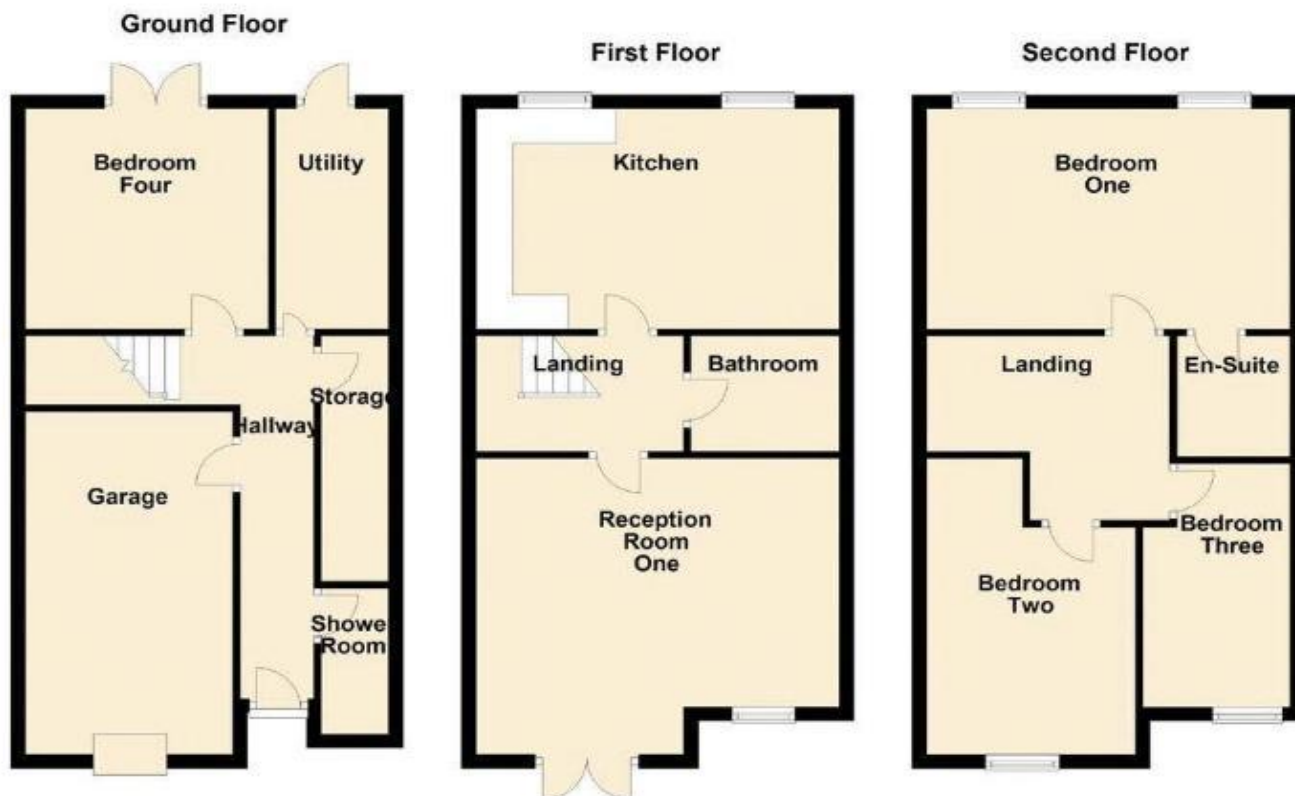
For properties in England and Wales:

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

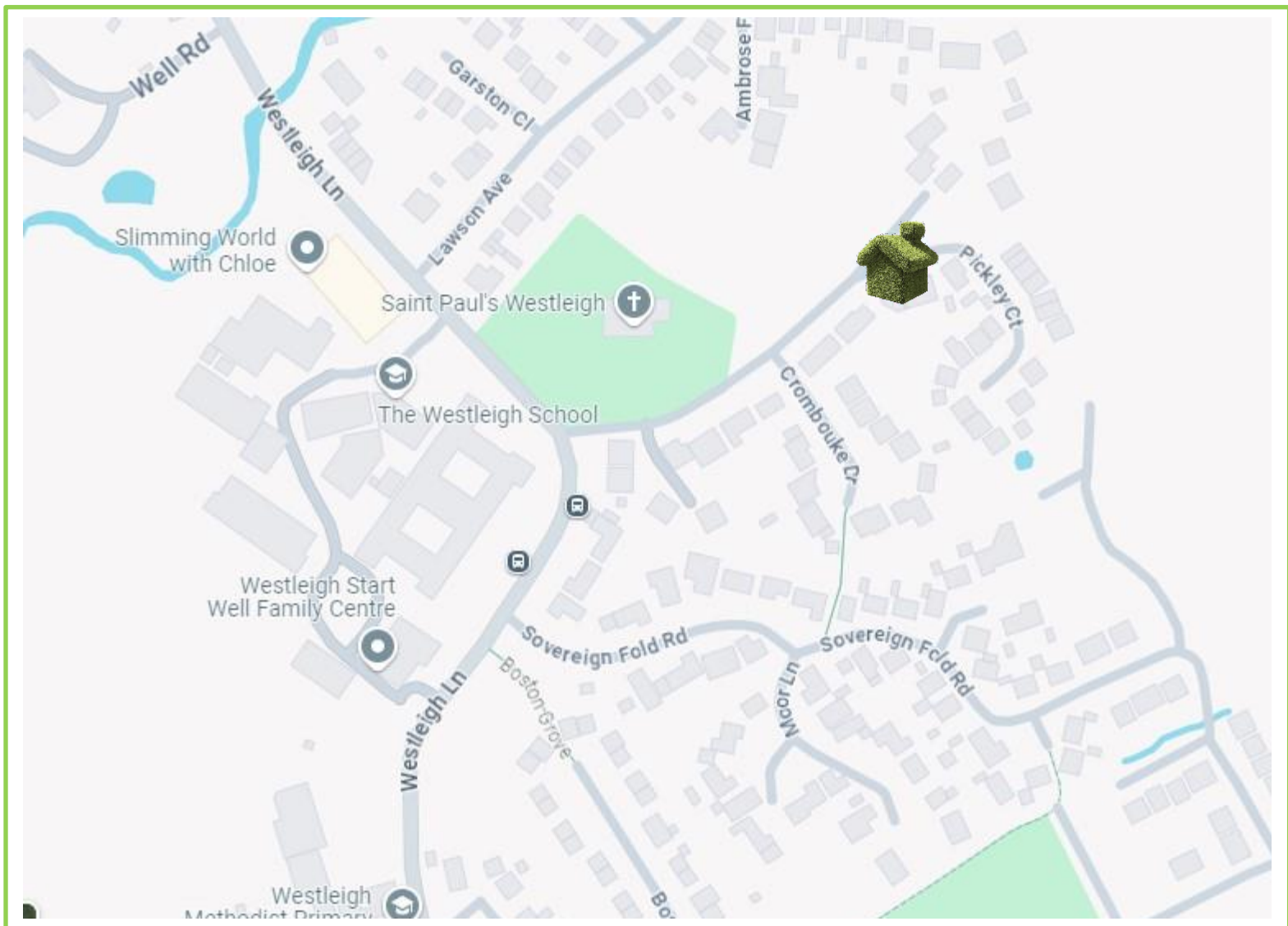


<https://find-energy-certificate.service.gov.uk/energy-certificate/9800-6929-0009-1298-0296?print=true>

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All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.

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