



Kenwood Avenue, Leigh WN7 2LN

Offers Over £280,000

Conveniently situated just off Manchester Road, Leigh, this STUNNING property boasts EXCELLENT LIVING SPACE AND WELL FINISHED BEDROOMS whilst benefitting from a GREAT SIZED GARDEN with SUPERB LOG CABIN which provides an extra living space ideal for cosy film nights or an outside office space. Enter into the SPACIOUS AND WELCOMING ENTRANCE HALLWAY with ample storage for coats and boots and a guest wc. A generous and bright lounge and dining room has French doors out to the garden and provides plenty of space for families. The kitchen is finished with tasteful units and also has access to the garden. To the first floor there are three well presented and good-sized bedrooms, together with a well-equipped family bathroom. The location offers a sense of space to compliment the generous garden whilst being within easy reach of Astley, transport links such as the A580 East Lancashire Road, schools such as Bedford High School and shops at Leigh Parsonage retail park and Leigh town centre. Leigh also benefits from the guided busway into Manchester. Overall, a superb property for those looking for a well-finished property with great outside space.

- SEMI DETACHED
- THREE BEDROOMS
- CABIN/OFFICE SPACE OUTSIDE
- OPEN PLAN LOUNGE/DINING
- DRIVEWAY
- HIGHLY REGARDED AREA

Hallway

9' 2" x 9' 0" (2.783m x 2.737m) Rock Composite door to front, ceiling light point, wall mounted radiator, storage cupboard, 2 x windows to side, laminate flooring.

Lounge

26' 8" x 11' 0" (8.132m x 3.347m) Solid oak door, UPVC double glazed french doors to rear, ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed window to front, laminate flooring, electric fire.



Kitchen

14' 6" x 9' 6" (4.418m x 2.897m) UPVC double glazed door to side, Strip light wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine, integrated fridge freezer, work surfaces, sink unit with drainer and mixer tap, half tiled walls, dishwasher.



WC

Ceiling light point, UPVC double glazed window to side, tiled flooring, basin, WC.

Stairs/Landing

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



Bedroom One

11' 4" x 11' 0" (3.443m x 3.352m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bedroom Two

11' 3" x 11' 0" (3.431m x 3.354m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.



Bedroom Three

8' 4" x 8' 10" (2.528m x 2.692m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bathroom

6' 6" x 5' 5" (1.978m x 1.655m) Spotlights, heated towel rail, UPVC double glazed window to side, tiled flooring, basin with vanity unit, WC, Bath with shower over, tiled walls.

Outside

Garage

Power, lighting, up and over door.

Outdoor Cabin

Ceiling light point, laminate flooring, fully insulated and has 75mm timbers and WiFi accessible area (not included)

Other information

- If there are restrictions on covenants ? None known
- Water mains or private? Mains
- Parking arrangements? Driveway
- Flood risk? No
- Broadband? Virgin Cable
- Coal mining issues in the area? No
- Are there any public rights of way? No
- Is the property of standard construction? Yes







Energy performance certificate (EPC)		
29 Kenwood Avenue LEIGH WN7 2LN	Energy rating C	Valid until: 9 January 2034 Certificate number: 0097-1201-1104-1173-1700
Property type	Semi-detached house	
Total floor area	92 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.

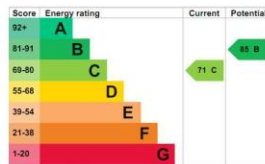
See how to [improve this property's energy efficiency](#).

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

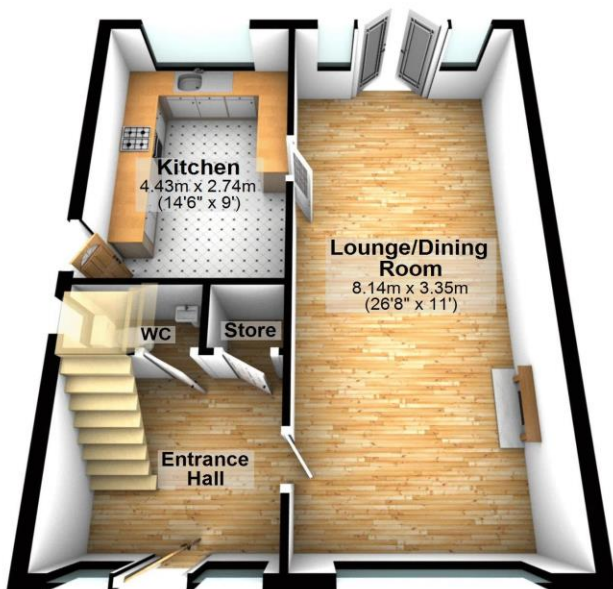
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



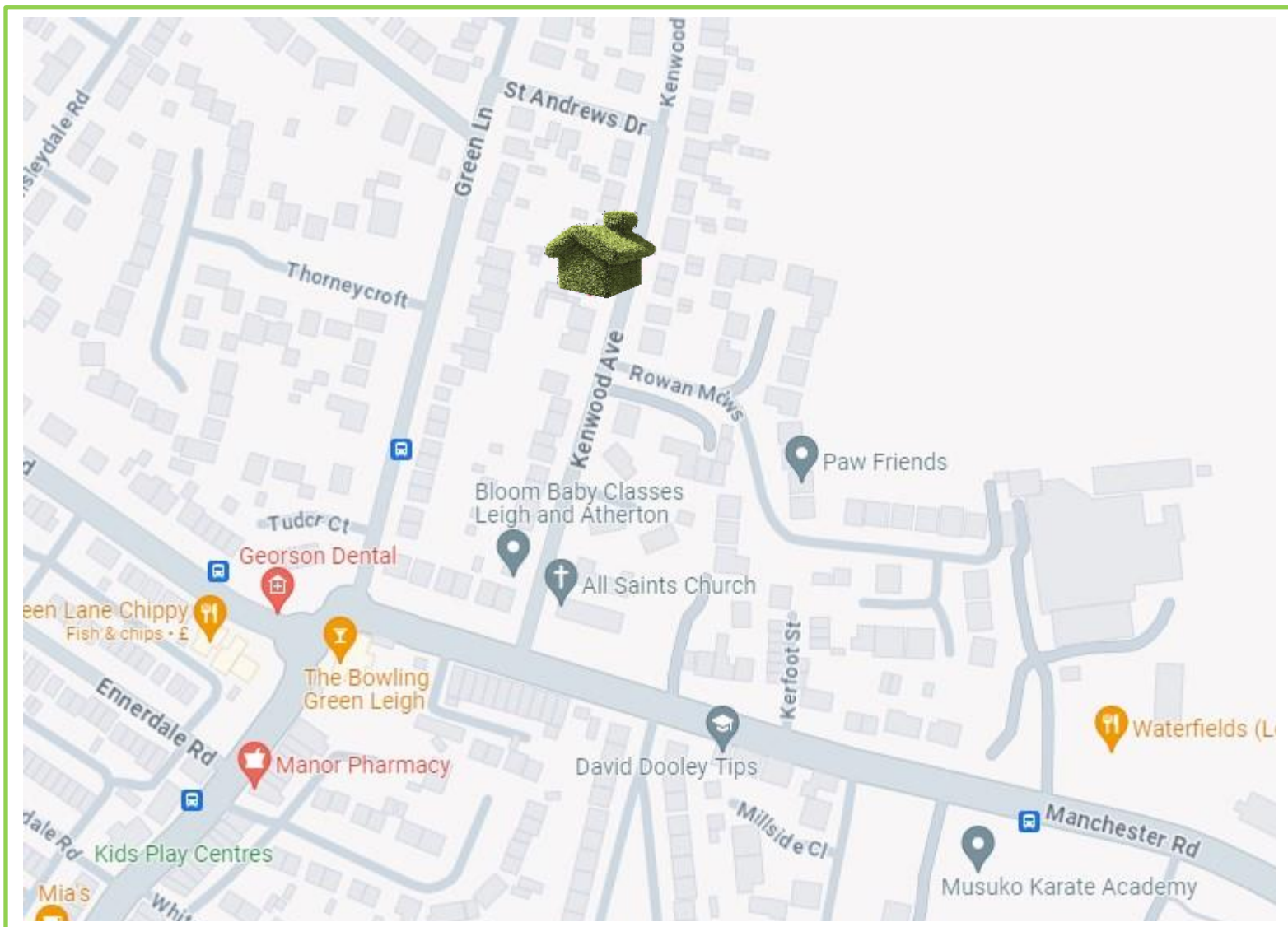
Ground Floor



First Floor



Total area: approx. 92.8 sq. metres (999.0 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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