



## ***Hulme Gardens, Leigh WN7 5FS***

***Offers Over £185,000***

*This inviting three-bedroom mid-terrace home is ideally situated in the community of Hulme Gardens, Leigh. Designed with contemporary flair and still under the NHBC guarantee, this residence offers peace of mind and quality living. Perfect for families and professionals alike, the property boasts proximity to a range of local amenities, including shops, restaurants, schools, and recreational facilities. The home's location next to Parsonage Retail Park ensures residents have easy access to diverse shopping options, supermarkets, and a variety of dining establishments. Excellent transport links make commuting to neighboring towns and cities effortless, enhancing the convenience of modern living. The property itself features a practical and attractive layout, starting with a driveway at the front for convenient off-street parking. Upon entering, you are greeted by a welcoming hallway leading to a well-appointed kitchen. The lounge has patio doors opening onto the rear garden, while a downstairs WC adds to the convenience. Upstairs, there are three bedrooms and the family bathroom is modern and functional, catering to the needs of the household.*

- FREEHOLD
- NHBC GUARANTEE
- DRIVEWAY TO FRONT
- IDEAL FIRST HOME
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SHOPS

### **Hallway**

16' 1" x 6' 4" (4.900m x 1.919m) UPVC double glazed door to front, ceiling light point x 2, wall mounted radiator, lino flooring.

### **Lounge**

14' 1" x 12' 6" (4.282m x 3.806m) UPVC double glazed french doors to rear, ceiling light point, wall mounted radiator x 2, carpeted flooring.

### **Kitchen**

Ceiling light point, UPVC double glazed window to front, lino flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap.

### **WC**

Ceiling light point, wall mounted radiator, extractor fan, Lino flooring, basin, WC.

### **Stairs/Landing**

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

### **Bedroom One**

12' 3" x 9' 3" (3.743m x 2.828m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Two**

13' 7" x 8' 5" (4.142m x 2.570m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bedroom Three**

9' 10" x 8' 0" (3.004m x 2.450m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bathroom**

5' 6" x 7' 175' 2" (1.676m x 2.187m) Spotlights, heated towel rail, UPVC double glazed window to front, lino flooring, basin, WC, bath with shower over.





**Outside**

**Front**

*Driveway.*

**Rear**

*Patio area, lawn, bedding surrounds.*

**Tenure**

*Freehold*

**Council Tax Band**

*B*

**Other Information**

*Is the water supply mains or private? Mains*

*Parking arrangements? Double driveway*

*Is there a flooding risk? No*

*Any coal mining issues at your property or on the street? No*

*Type of broadband? Unknown*

*Is there any restrictions on the covenant? Unknown*

*Is the property of standard construction? Yes*

*Are there any public rights of way? No*

*Safety issues? No*







Energy performance certificate (EPC)			
19 Huime Gardens LE10H WN7 5FS	Energy rating	Valid until: 11 February 2031	
	<b>B</b>	Certificate number: 0557-3112-4120-2899-3631	
Property type	Semi-detached house		
Total floor area	63 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.](#)

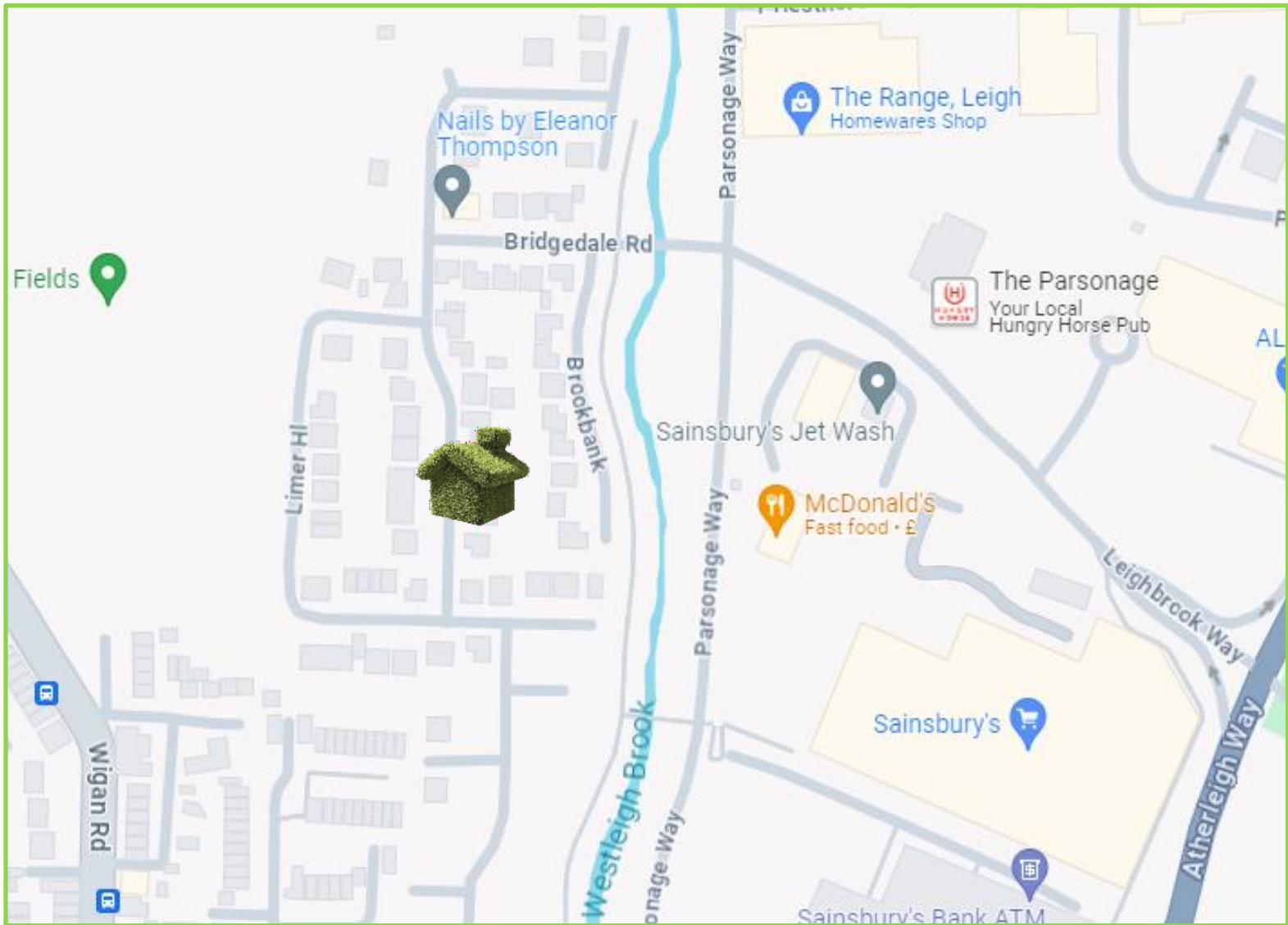
The graph shows this property's current and potential energy rating.

**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





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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