



## Wood End Close, Leigh WN7 2EW

Offers Over £230,000

*Nestled in the sought after Walmsley Park Estate, this three-storey home comprises of a spacious hallway leading into a cozy lounge, perfect for relaxation and family gatherings, a well-appointed utility room and a contemporary kitchen, designed for both functionality and style. Ascending to the first floor, you'll find two generously sized bedrooms, perfect for family members or guests. This floor also features a sleek, modern bathroom. The second floor is dedicated to the master suite, offering a private retreat with a spacious bedroom and a ensuite. To the front, a convenient driveway offers ample parking. The rear of the home features a paved area, ideal for outdoor entertaining or simply enjoying some fresh air. Situated close to essential bus routes, local shops, and a wide range of amenities, this home provides excellent connectivity. The nearby guided busway offers direct access to Manchester City Centre, while the East Lancashire Road ensures easy travel to various destinations.*

- OVER THREE FLOORS
- NEW BUILD WARRANTY
- 2 CAR DRIVEWAY
- UTILITY ROOM
- FREEHOLD
- CLOSE TO AMENITIES

### **Hallway**

5' 4" x 3' 8" (1.615m x 1.108m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

### **Lounge**

14' 7" x 11' 11" (4.448m x 3.621m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, storage cupboard.



### **Kitchen**

8' 8" x 11' 9" (2.630m x 3.582m) UPVC double glazed french doors to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, wall base and drawer units, ceramic hob and electric oven, integrated fridge freezer, white quartz worktops, 1 1/2 sink unit with drainer and mixer tap, dishwasher.

### **Utility**

4' 8" x 3' 8" (1.413m x 1.111m) Ceiling light point, wall mounted radiator, laminate flooring, wall mounted sink. ( can be converted back to WC as waste is there)



### **Stairs/Landing**

Ceiling light point, wall mounted radiator, carpeted flooring.

### **Stairs to 1st floor**

Ceiling light point, storage cupboard, carpeted flooring.

### **Bedroom One**

16' 10" x 8' 5" (5.139m x 2.562m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



### **Ensuite**

Spotlights, wall mounted radiator, velux window, lino flooring, WC, basin, shower, tiled.

### **Bedroom Two**

10' 5" x 11' 10" (3.178m x 3.616m) Ceiling light point, wall mounted radiator, 2 x UPVC double glazed window to front, carpeted flooring.



### **Bedroom Three**

11' 11" x 8' 11" (3.62m x 2.71m) Ceiling light point, wall mounted radiator, uPVC double glazed window to rear, carpeted flooring.

### **Bathroom**

8' 0" x 5' 7" (2.428m x 1.705m) Ceiling light point, wall mounted radiator, extractor fan, lino flooring, basin, Wc, bath, half tiled walls.

### **Outside**

#### **Front**

Driveway for two cars

#### **Rear**

Patio area

### **Tenure**

Freehold Service charge

### **Council Tax Band**

C

### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTP

If there are restrictions on covenants? Speak to agent

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







# Energy performance certificate (EPC)

11 Wood End Close Leigh Lancashire WN7 2EW	Energy rating	Valid until: 22 July 2031
	<b>B</b>	Certificate number: 3039-3533-2000-0437-2222

Property type	End-terrace house
Total floor area	87 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.

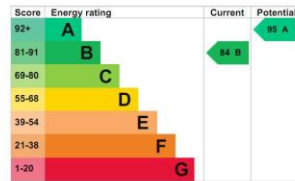
[See how to improve this property's energy efficiency.](#)

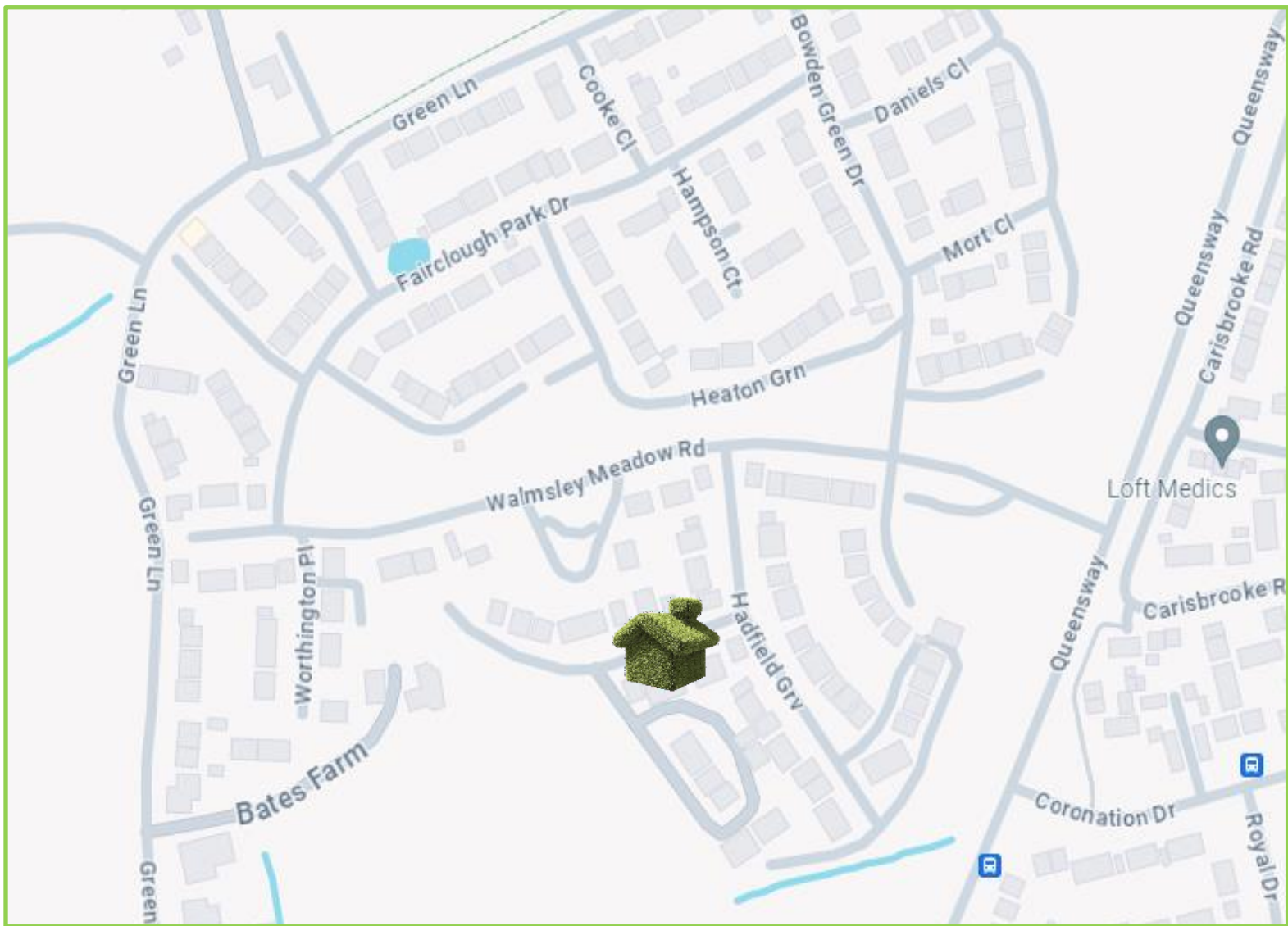
The graph shows this property's current and potential energy rating.

**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.

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