



## Hope Street, Leigh WN7 1LN

£110,000

*This two-bedroom end-of-terrace property is perfectly situated for both convenience and accessibility. Located within walking distance of local shops, bus routes, and supermarkets, it offers an ideal location for those who value ease of access to everyday amenities. For commuters or those needing quick travel options, the guided busway is just a short drive away.*

*The property is well-suited for investors or first-time buyers, featuring a practical layout of Lounge, WC, Kitchen, Two bedrooms and a shower room. To the rear there is a rear yard with brick outhouse. Offered with no onward chain.*

- TWO BEDROOMS
- WALKING DISTANCE TO LOCAL SHOPS
- NO ONWARD CHAIN
- TRANSPORT LINKS NEARBY
- IDEAL FOR FTB/INVESTORS
- DOWNSTAIRS WC

### **Lounge**

12' 8" x 15' 6" (3.861m x 4.731m) UPVC double glazed door to front, ceiling light point, 2 wall lights, wall mounted radiators, UPVC double glazed window to front, carpeted flooring, gas fire.



### **Kitchen**

10' 4" x 11' 9" (3.140m x 3.593m) Wooden door to rear, strip light, under stairs storage, UPVC double glazed window to rear, carpeted flooring, wall base and drawer units, freestanding oven space, space for washing machine and fridge freezer, work surfaces, sink unit with mixer tap and drainer, part tiled walls.



### **WC**

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, basin, WC.

### **Stairs/Landing**

Ceiling light point x 2, carpeted flooring, loft hatch.



### **Bedroom 1**

12' 1" x 15' 5" (3.682m x 4.694m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Two**

12' 9" x 7' 8" (3.875m x 2.336m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.





**Bathroom**

7' 0" x 7' 6" (2.130m x 2.274m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, basin, WC, walk in shower, tiled walls.



**Outside**

**Rear**

Patio area, bedding surrounds, brick outhouse.

**Tenure**

Freehold

**Rear**

Patio, brick outhouse

**Tenure**

Freehold



**Council Tax Band**

A

**Other information**

Water mains or private? Mains

Parking arrangements? Parking permit from council

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? None

If there are restrictions on covenants? Not known

Is the property of standard construction? Yes

Are there any public rights of way? Not known

Safety Issues? No





## Energy performance certificate (EPC)

35 Hope Street LEIGH WV7 1LN	Energy rating <b>D</b>	Valid until: 21 July 2034
		Certificate number: 0330-2422-5430-2224-7051

Property type	End-terrace house
Total floor area	73 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 D. 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.

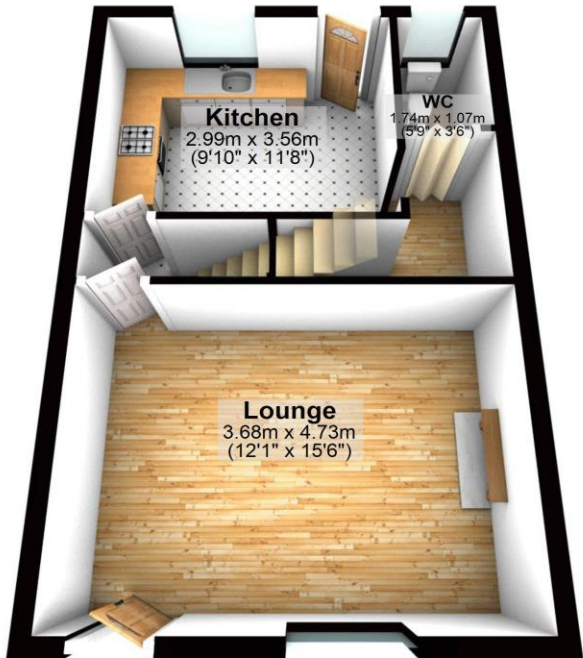
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



### Ground Floor

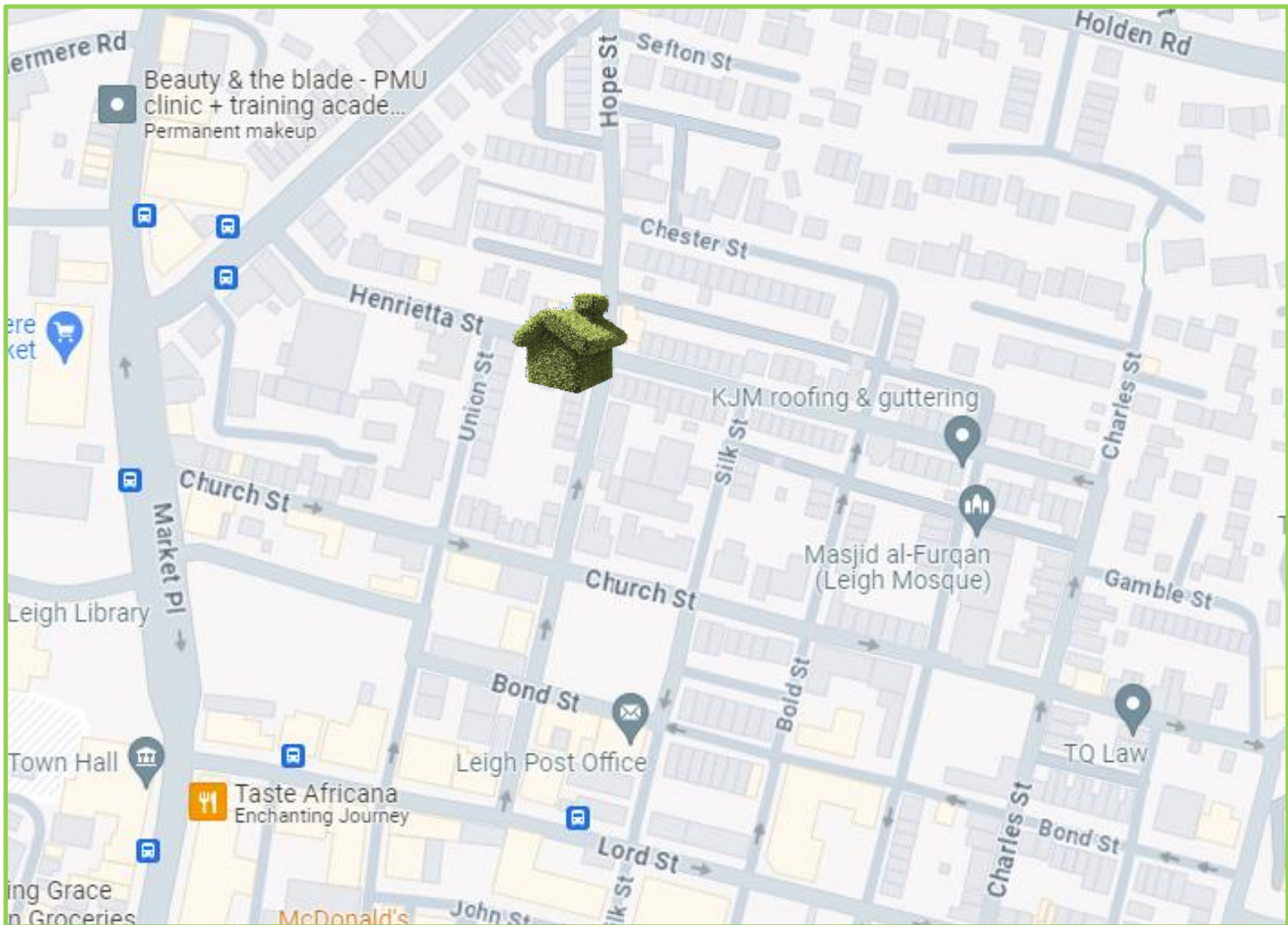


### First Floor



Total area: approx. 72.1 sq. metres (775.9 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

[info@stonecrossea.co.uk](mailto:info@stonecrossea.co.uk)