



Deepdale, Leigh WN7 3EG

£345,000

This detached property, located off Warrington Road in Leigh, offers an ideal family living space with convenient access to key transport links, including the East Lancashire Road (A580) and various local bus routes. The property is also situated near excellent primary and high schools, making it perfect for families. Upon entering the house, you are greeted by a hallway that leads to a WC. The spacious lounge is perfect for relaxation, while the separate dining room provides an excellent space for family meals and entertaining guests. The conservatory offers a bright and airy space with views of the rear garden. The kitchen, also overlooking the rear garden, is well-appointed and designed for both functionality and style. The upper floor comprises four well-sized bedrooms. The master bedroom includes an ensuite bathroom. Three bedrooms have fitted wardrobes or units. The Fourth bedroom could be used as an office/study. The family bathroom is equipped with a 4-piece suite, ensuring ample facilities for the household. Externally, the property features a well-maintained front garden with a driveway, lawn, and attractive bedding surrounds. The rear garden includes a patio area for outdoor dining and relaxation, along with a lawn and additional bedding surrounds, creating a pleasant outdoor space. Additionally, the property benefits from a garage, providing extra storage space.

- EXCELLENT TRANSPORT LINKS
- IDEAL FOR FAMILIES
- EXCELLENT SCHOOLS NEARBY
- TWO RECEPTION ROOMS
- CONSERVATORY
- ENSUITE TO MASTER

Hallway

10' 4" x 2' 10" (3.151m x 0.866m) UPVC double glazed door to front, ceiling light point x 2, wall mounted radiator, laminate flooring.

Lounge

18' 6" x 11' 11" (5.633m x 3.640m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed bay window to front, carpeted flooring, gas fire.

Kitchen

9' 0" x 10' 5" (2.749m x 3.173m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, Lino flooring, wall base and drawer units, freestanding oven space, space for fridge freezer, work tops, 1 1/2 sink unit with mixer tap and drainer, part tiled walls, storage cupboard.

Utility

10' 3" x 4' 10" (3.131m x 1.469m) Ceiling light point, space for washing machine, dryer and dishwasher, work top, sink with drainer and mixer tap, wall units and drawers, UPVC double glazed door to rear.

Dining Room

9' 1" x 8' 9" (2.766m x 2.658m) UPVC double glazed door to french doors, ceiling light point, wall light, carpeted flooring.

Conservatory

9' 5" x 9' 7" (2.874m x 2.913m) Spotlights, UPVC double glazed windows, carpeted flooring.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed, lino flooring, basin, WC.

Stairs/Landing

Ceiling light point, carpeted flooring, loft which is half boarded. (the loft has a high degree of loft insulation and there is also wall cavity insulation)



Bedroom One

13' 9" x 8' 9" (4.198m x 2.665m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Ensuite

Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, WC, basin, shower.



Bedroom Two

10' 0" x 8' 10" (3.051m x 2.697m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, fitted wardrobes.

Bedroom Three

12' 3" x 7' 8" (3.745m x 2.349m to x 2.728m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bedroom Four

7' 6" x 7' 1" (2.274m x 2.153m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bathroom

5' 5" x 8' 3" (1.659m x 2.519m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, electric shower over bath, bidet.

Outside

Front

Driveway, lawn, bedding surrounds.

Rear

Patio area, lawn, bedding surrounds, shed (10x8)

Tenure

Freehold

Council Tax Band

D







Energy performance certificate (EPC)			
3 Deepdale LEIGH WV7 3EG	Energy rating C	Valid until:	19 January 2032
		Certificate number:	0100-2870-6090-2122-6175
Property type	Detached house		
Total floor area	107 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.

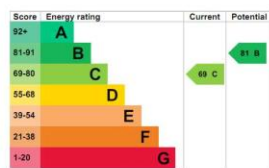
See [how to improve this property's energy efficiency](#).

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

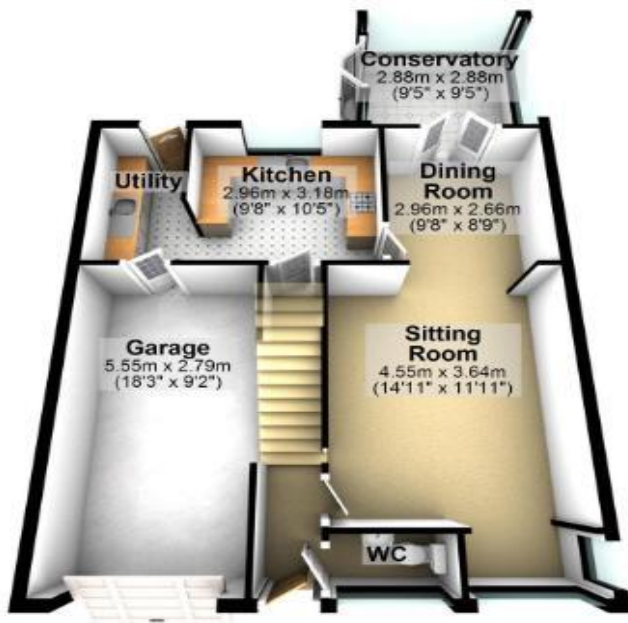
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

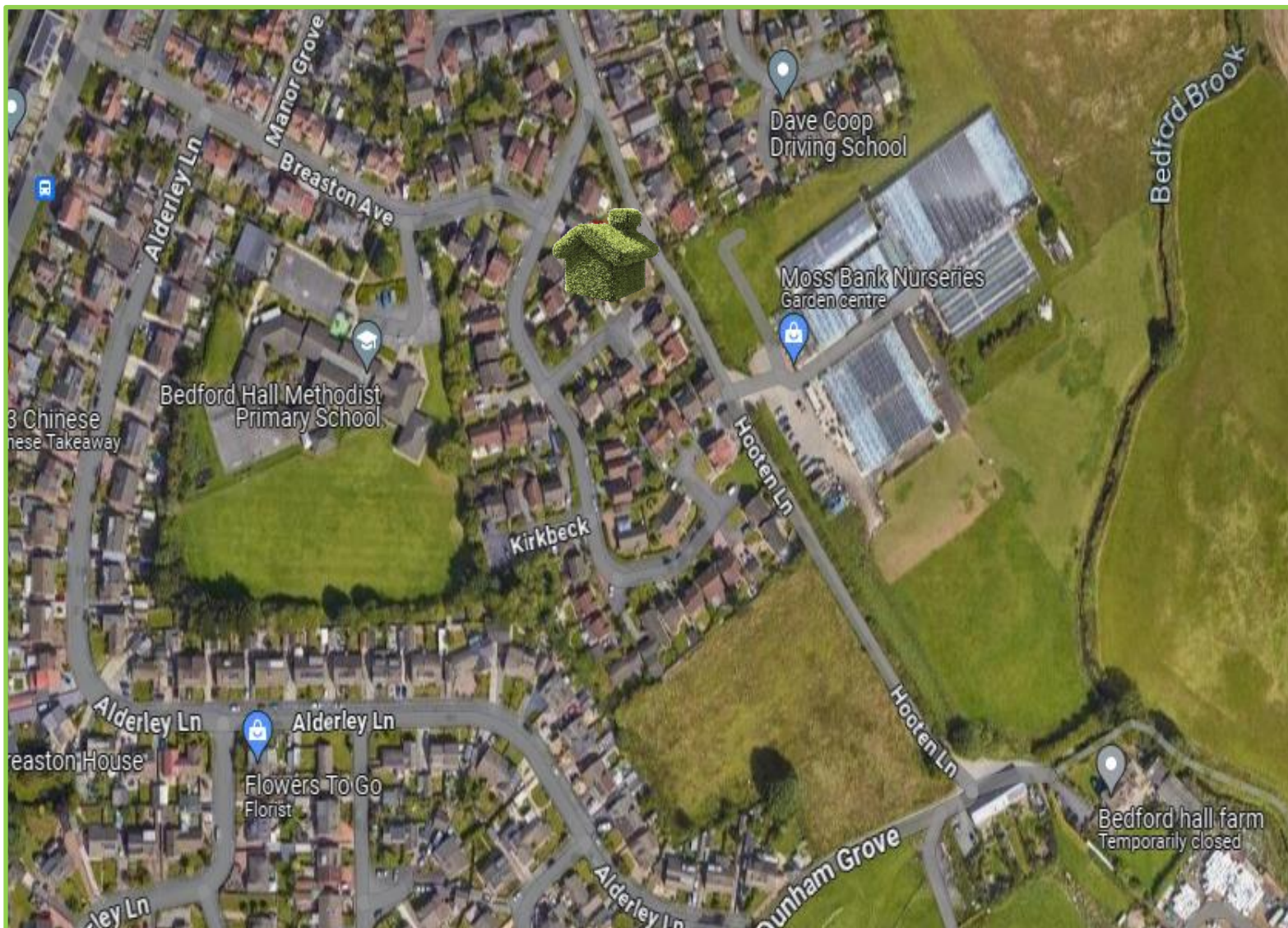


Ground Floor



First Floor





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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