



## Charles Street, Leigh WN7 1PP

**Offers in the Region Of  
£220,000**

*This three-bedroom semi-detached property is situated in the sought-after location of Charles Street, Leigh. With its prime position, the home offers convenient access to the Atherleigh Way Bypass, providing easy commuting routes. Local amenities are abundant, including a variety of shops, restaurants, and the guided bus way, ensuring a lifestyle of convenience and connectivity. Families will appreciate the proximity to excellent primary and high schools. For outdoor enthusiasts, Lilford Woods is just a short walk away, offering a serene escape for nature walks and family outings. Upon entering the property, you are welcomed by a hall that leads to the main living areas. The lounge provides a comfortable space for relaxation, while the adjoining dining room is perfect for family meals and entertaining guests. The kitchen offering ample storage. Upstairs, the property boasts three bedrooms, each offering a comfortable retreat for family members.*

*There is also a family bathroom. Externally, the property includes a detached garage, providing secure parking and additional storage options.*

*The rear garden is paved and designed for low maintenance.*

- CLOSE TO TRANSPORT LINKS
- THREE BEDROOMS
- EXCELLENT LOCATION
- CLOSE TO SCHOOLS
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION

### **Hallway**

3' 8" x 3' 2" (1.110m x 0.958m) Aluminium front door, ceiling light point, wall mounted radiator, carpeted flooring.

### **Lounge**

15' 0" x 12' 2" (4.581m x 3.699m) Ceiling light point, 2 wall lights, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring.

### **Dining Room**

10' 6" x 13' 9" (3.209m x 4.182m) Aluminium sliding door to rear, ceiling light point, wall mounted radiator, carpeted flooring.

### **Kitchen**

8' 0" x 15' 4" (2.445m x 4.681m) Aluminium door to side, strip light x 2, wooden double glazed window to side, lino flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, 1 1/2 sink unit with drainer and mixer tap, part tiled.

### **Stairs/Landing**

Ceiling light point, wooden window to side, carpeted flooring, loft hatch.

### **Bedroom One**

13' 10" x 9' 1" (4.206m x 2.767m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobe.

### **Bedroom Two**

10' 2" x 9' 1" (3.103m x 2.772m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

### **Bedroom Three**

6' 11" x 6' 1" (2.107m x 1.848m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.



**Bathroom**

6' 0" x 6' 0" (1.838m x 1.830m) Ceiling light point, wall mounted radiator, wooden double glazed window to side, lino flooring, basin, WC, bath with shower over, tiled walls.

**Outside**

**Front**

Lawn, path, established shrubs.

**Rear**

Patio area, bedding surrounds.

**Garage**

Up and over door, detached from property.

**Tenure**

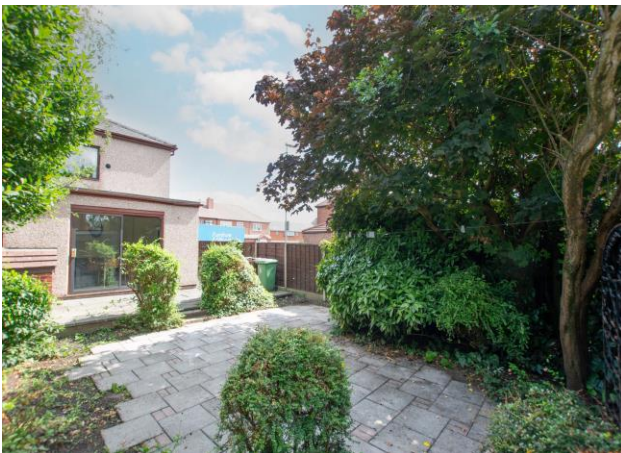
Leasehold

**Council Tax Band**

B







Energy performance certificate (EPC)			
281 Charles Street LEIGH WV7 1PP	Energy rating	Valid until:	5 August 2034
	<b>D</b>	Certificate number:	8000-4761-0022-1402-3843
Property type	Semi-detached house		
Total floor area	75 square metres		

### Rules on letting this property

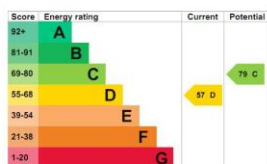
Properties can be let if they have an energy rating from A to E.

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 C.

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.

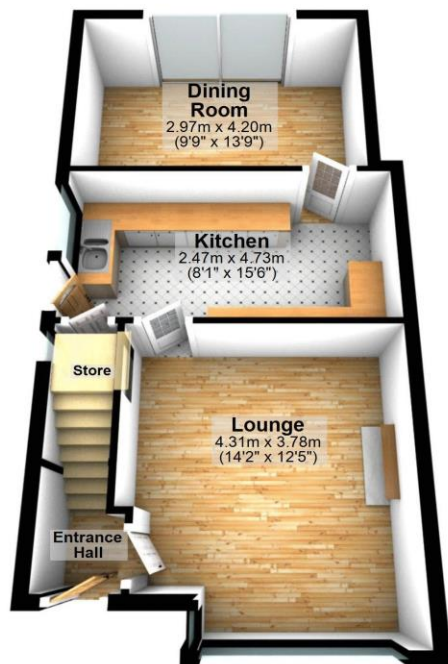
For properties in England and Wales:

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-4761-0022-1402-3843?print=true>

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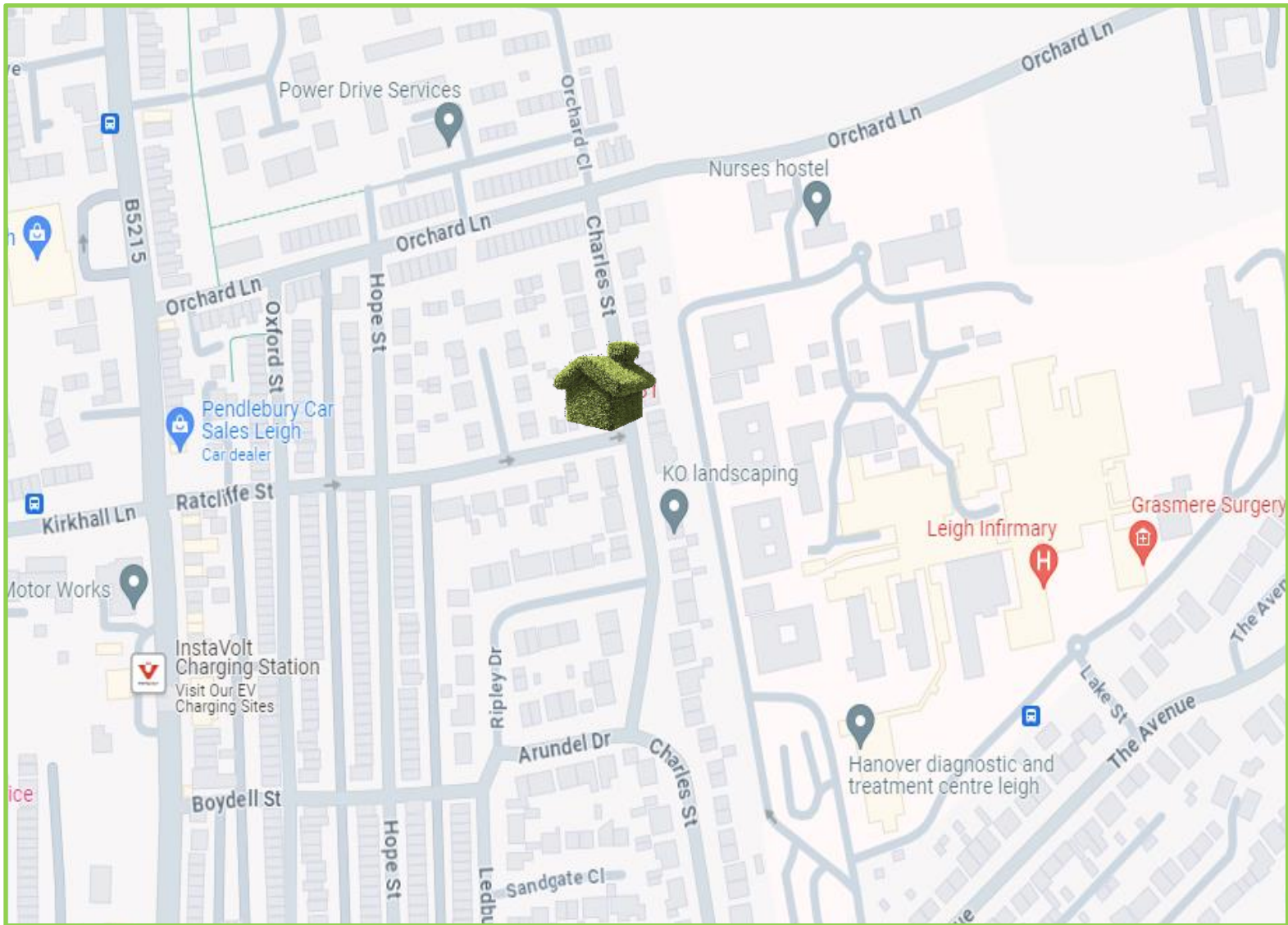
### Ground Floor



### First Floor



Total area: approx. 75.2 sq. metres (809.6 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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