



The Convent, Orchard Lane, Leigh WN7 1EF

Offers Over £129,995

This charming first-floor apartment is nestled within a stunning Grade II listed building, seamlessly blending historical elegance with modern living. Located in a highly sought-after semi-rural area of Leigh, the property forms part of an exclusive gated development, offering the perfect balance of tranquility and convenience. The apartment boasts an array of original features, including a beautiful stained glass window that adds character and charm to the space. Upon entering, you're welcomed by a hallway that leads into an open-plan lounge and a contemporary kitchen area. This bright and airy space overlooks lush greenery. The spacious double bedroom is designed with comfort in mind, featuring a door that leads directly into the main bathroom, creating an en-suite feel. Outside, the development is surrounded by well-maintained communal gardens, offering a peaceful retreat. Additionally, a designated car parking space is provided within the secure, electric-gated entrance on Orchard Lane. The apartment is ideally situated close to Lilford Woods, offering beautiful natural walks, while local shops and amenities are conveniently nearby. Commuters will appreciate the excellent transport links, making it easy to travel to surrounding areas.

- GRADE 2 LISTED BUILDING
- ONE BEDROOM
- ORIGINAL FEATURES
- EXCELLENT LOCATION
- PRIVATE GATED COMPLEX
- CLOSE TO AMENITIES

Hallway

4' 1" x 4' 7" (1.254m x 1.404m) Front fire door, spotlights, carpeted flooring.

Lounge/Kitchen

18' 5" x 16' 5" (5.611m x 4.999m) Fire door, spotlights, electric heater, wooden sash double glazed windows, carpeted and lino flooring, feature original fire place, wall base and drawer units, ceramic hob and electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap.

Bedroom One

12' 9" x 15' 11" (3.898m x 4.854m) Spotlights, electric heater, wooden double glazed sash window, original flooring, carpeted flooring.

Bathroom

7' 0" x 9' 7" (2.136m x 2.932m) Door from hallway and door from bedroom, spotlights, heated towel rail, extractor fan, tiled flooring, basin, WC, bath with shower over, tiled walls, storage cupboard.

Outside

1 Parking space, visitor parking, shared lawn.

Tenure

Leasehold

Council Tax Band

B



Other Information

Water mains or private? Mains

Parking arrangements? Allocated space

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

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? None known







Energy performance certificate (EPC)			
5 The Convent Orchard Lane LE12 8H WN7 1EF	Energy rating E	Valid until:	1 September 2030
		Certificate number:	0574-2819-7414-2800-3491
Property type	Mid-floor flat		
Total floor area	53 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 E. It has the potential to be C.

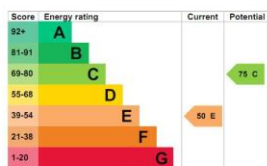
See [how to improve this property's energy efficiency](#).

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:

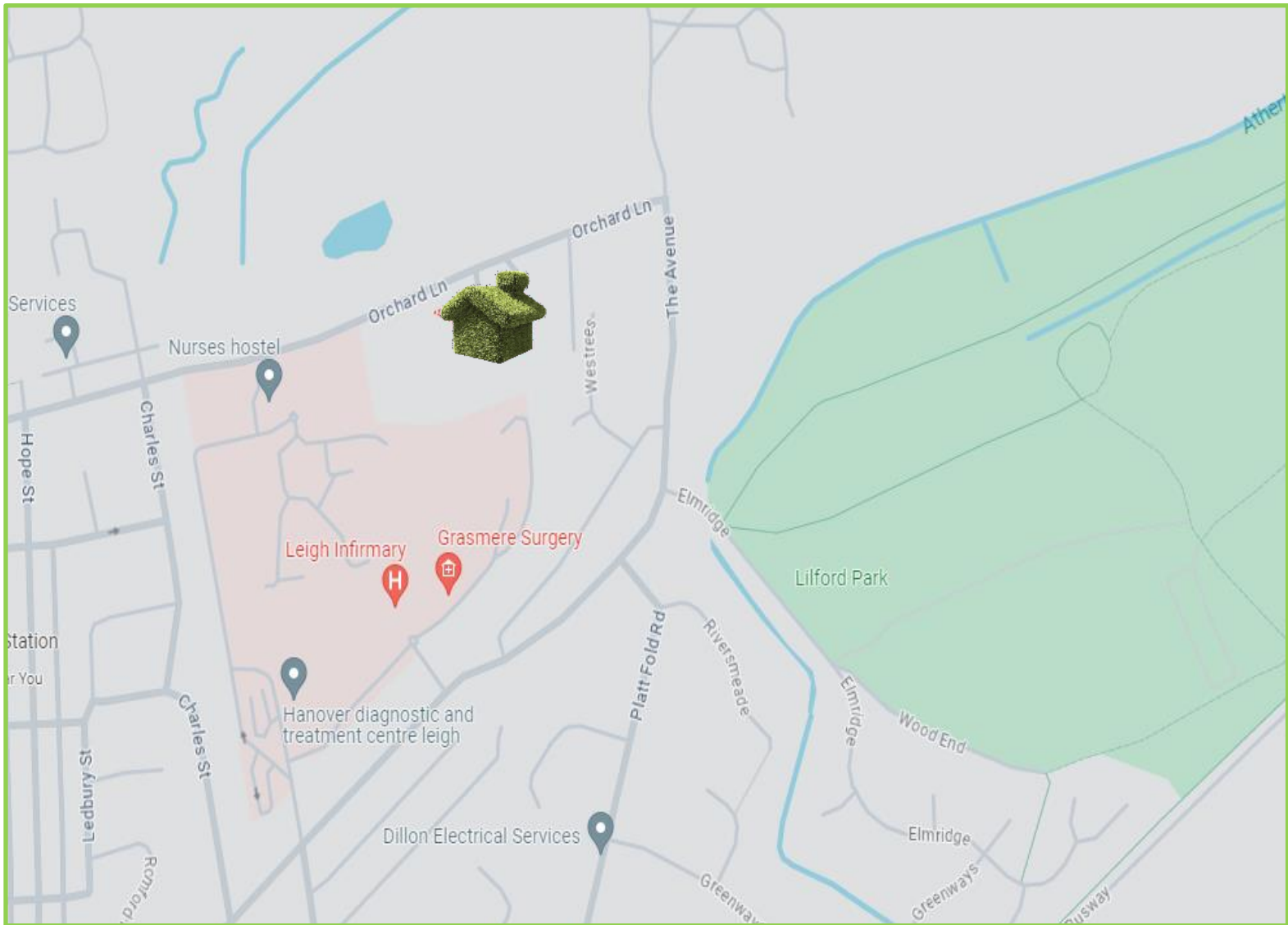
the average energy rating is D
the average energy score is 60



Ground Floor



Total area: approx. 56.3 sq. metres (606.5 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