



Nursery Fold, Leigh WN7 5TJ

Offers Over £260,000

This modern three-bedroom detached property, constructed just eight years ago, offers a perfect blend of comfort and convenience. Upon entering, you're greeted by a hallway leading to a convenient ground floor WC. The lounge is a welcoming space while the kitchen/dining area provides a modern, open-plan design, perfect for family meals and entertaining. Upstairs, the master bedroom features its own ensuite, offering privacy and luxury. The two additional bedrooms are well-proportioned, making them suitable for children, guests, or even a home office. The family bathroom, elegantly designed, serves the remaining bedrooms. The exterior is equally appealing. The front of the property boasts well-maintained bedding surrounds, adding a touch of greenery and curb appeal. At the rear, there is parking, a patio area for outdoor dining, a lush lawn, and a practical shed for storage. Located within walking distance to local bus routes and shops, this home ensures daily conveniences are close at hand. For commuters, the Atherleigh Way bypass and East Lancashire Road are just a short drive away, providing easy access to surrounding areas.

This property perfectly balances modern living with accessibility.

- THREE BED DETACHED
- FREEHOLD PROPERTY
- MOVE IN CONDITION
- ENSUITE TO MASTER
- PARKING TO REAR
- CLOSE TO AMENITIES

Hallway

10' 3" x 4' 11" (3.116m x 1.504m) UPVC double glazed door to front, ceiling light point x 2, wall mounted radiator, 2 x UPVC double glazed windows, laminate flooring.

Lounge

14' 5" x 14' 5" (4.389m x 4.385m) Solid oak doors x 2, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, electric fire, storage cupboard.

Kitchen/Dining

19' 8" x 17' 11" (6.004m x 5.462m) UPVC double glazed french doors to rear, ceiling light point, spotlights, wall mounted radiator, 2 x UPVC double glazed windows to rear and side, storage cupboard, laminate flooring, wall base and drawer units, gas hob and electric oven, space for washer and dryer, under counter fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, integrated dishwasher and microwave.

WC

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

Stairs/Landing

Ceiling light point x 2, UPVC double glazed window to side, carpeted flooring, loft hatch.

Bedroom One

10' 8" x 14' 10" (3.255m x 4.529m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom One Ensuite

Ceiling light point, heated towel rail, UPVC double glazed window to front, lino flooring, Wc, basin, shower, part tiled.

Bedroom Two

10' 8" x 14' 10" (3.255m x 4.529m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bedroom Three

10' 7" x 9' 5" (3.237m x 2.874m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bathroom

7' 4" x 5' 9" (2.239m x 1.758m) Ceiling light point, heated towel rail, UPVC double glazed window to side, lino flooring, basin, WC, bath with waterfall shower head, part tiled.

Outside

Front

Parking space to rear, bedding surrounds, hedge.

Rear

Patio area, lawn, bedding surrounds, shed.

Tenure

Freehold

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? Unknown

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? Unknown







Energy performance certificate (EPC)			
1, Nursery Fold LEIGH WV7 5TJ	Energy rating B	Valid until:	31 July 2026
		Certificate number:	0898-0061-7378-4666-3944
Property type	Detached house		
Total floor area	101 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0898-0061-7378-4666-3944?print=true>

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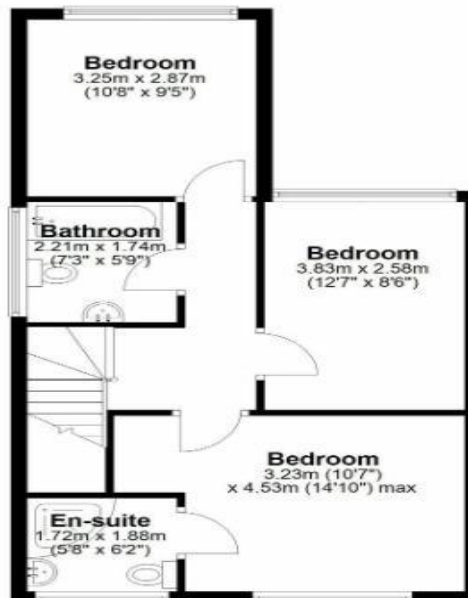
Ground Floor

Approx. 52.5 sq. metres (565.6 sq. feet)



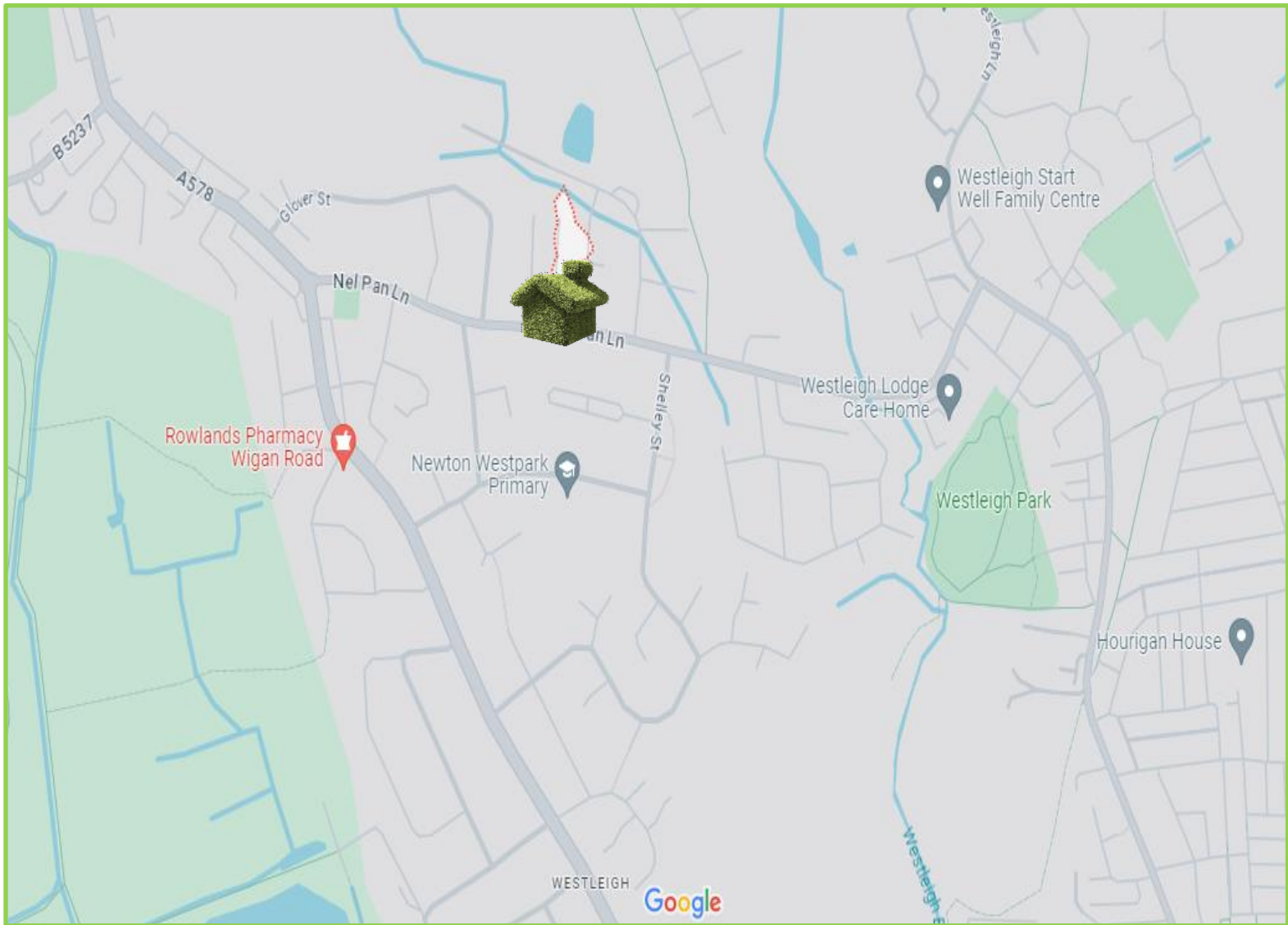
First Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 101.5 sq. metres (1092.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.



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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