



## *Firs Lane, Leigh WN7 4TJ*

*Offers Over £210,000*

*This beautifully presented detached property is ideally located for those seeking excellent transport links, with quick access to the Atherleigh Way Bypass leading to the East Lancashire Road, making it perfect for commuters. For nature lovers, the property is just a short stroll from the Liverpool-Leeds Canal, where you can enjoy picturesque walks leading to the tranquil Pennington Flash nature reserve and the charming Pennington Wharf Marina. Local shops are within walking distance, providing daily conveniences, while a short drive brings you to the Parsonage Retail Park, which offers a variety of restaurants, supermarkets, and popular retail stores, catering to all your needs. The home itself opens into a welcoming hallway with a convenient WC, leading to a spacious lounge featuring a stunning electric fire with media wall, creating a cozy yet modern focal point. The bright and airy kitchen/dining area is ideal for family meals and entertaining, with ample space for cooking and dining. Upstairs, there are three generously sized bedrooms, providing comfortable living space for a growing family, along with a contemporary family bathroom. Outside, the property boasts a spacious driveway at the front, offering ample parking, and to the rear, a low-maintenance patio area with artificial grass, perfect for relaxing or entertaining outdoors. This home combines modern living with a convenient location, making it an excellent choice for families or professionals.*

- CLOSE TO TRANSPORT LINKS
- LEASEHOLD
- CLOSE TO LOCAL SHOPS
- PRIMARY SCHOOLS NEARBY
- CLOSE TO PENNINGTON MARINA
- THREE GOOD SIZED BEDROOMS

### **Hallway**

5' 9" x 4' 2" (1.764m x 1.275m) Composite front door, ceiling light point, wall mounted radiator, laminate flooring.

### **Lounge**

25' 4" x 11' 3" (7.731m x 3.429m) Wooden door, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to front, laminate flooring, electric fire and media wall.

### **Kitchen**

10' 0" x 14' 10" (3.060m x 4.518m) UPVC double glazed french doors to rear, ceiling light point, 3 wall lights, wall mounted radiators, UPVC double glazed window to rear, laminate flooring, wall base and drawer units, 5 ring gas hob and NEFF electric oven, space for washing machine and fridge freezer, wooden work surfaces, sink unit with drainer and mixer tap, part tiled walls, integrated microwave.

### **WC**

Ceiling light point, wall mounted radiator, extractor fan, lino flooring, basin, WC.

### **Stairs/Landing**

Ceiling light point, wall mounted radiator, laminate flooring, loft hatch.

### **Bedroom One**

9' 10" x 12' 9" (2.987m x 3.881m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

### **Bedroom Two**

8' 5" x 11' 3" (2.565m x 3.418m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

### **Bedroom Three**

10' 3" x 7' 8" (3.115m x 2.326m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.



**Bathroom**

5' 10" x 7' 11" (1.773m x 2.423m) Spotlights, heated towel rail, UPVC double glazed window to side, lino flooring, basin, WC, bath with shower over and waterfall shower head, part tiled.

**Outside**

**Front**

Driveway

**Rear**

patio area, artificial grass, shed.

**Tenure**

Leasehold

**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? Cable If there are restrictions on covenants? No Is the property of standard construction? Yes  
Are there any public rights of way? No Safety Issues? No







Energy performance certificate (EPC)			
269, Firs Lane LEIGH WV7 4TJ	Energy rating	Valid until:	24 April 2029
	<b>B</b>	Certificate number:	8151-7134-6100-7455-3922
Property type		Detached house	
Total floor area		84 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.

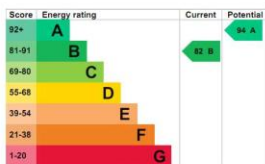
[See how to improve this property's energy efficiency.](#)

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:

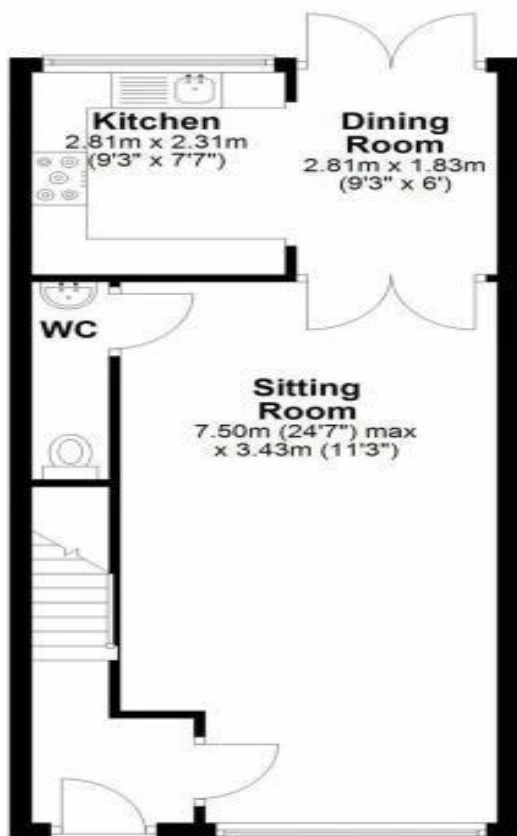
the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/8151-7134-6100-7455-3922?print=true>

1/4

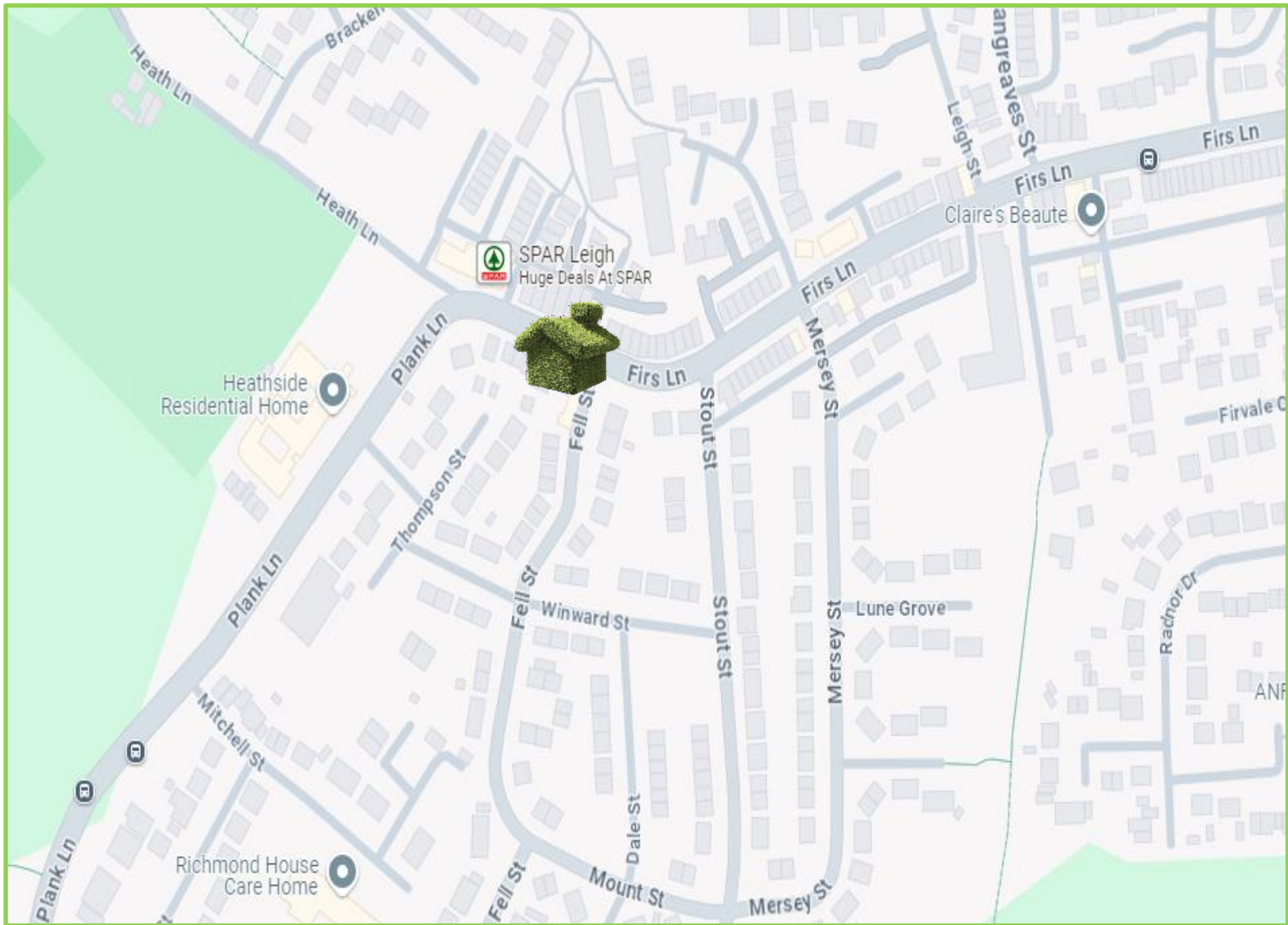
## Ground Floor



## First Floor



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.

Stone Cross Estate Agents LTD

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