



## *Surrey Avenue, Leigh WN7 2NN*

*Offers in the Region Of  
£239,999*

*This semi-detached bungalow is nestled in a serene location on the Astley/Leigh border, offering a semi-rural lifestyle with close proximity to both the canal and scenic countryside. The property is ideally located within the catchment area of some of the top-rated secondary/primary schools in the area. Upon entering, you are greeted by an entrance hallway leading to a lounge. From the inner hallway is the kitchen. The bungalow boasts two bedrooms at the rear, providing lovely views of the garden, as well as a shower room. Additionally, the property offers an open loft space on the first floor, featuring two additional rooms, ideal for storage or potential further use. Outside, the front of the property has a well-maintained lawn, a driveway for off-road parking, and established shrubs. The rear garden is a peaceful retreat with a patio area for outdoor dining, a well-kept lawn, and a garage equipped with power and lighting.*

- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- LOFT ROOM
- NO ONWARD CHAIN
- SOUGHT AFTER AREA
- DRIVEWAY

**Hallway**

5' 11" x 4' 0" (1.791m x 1.229m) UPVC double glazed front door with 2 side panel windows, ceiling light point, wall mounted radiator, carpeted flooring, storage cupboard.

**Lounge**

17' 6" x 11' 6" (5.329m x 3.503m) Wooden door, ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring, gas fire.

**Kitchen**

10' 0" x 8' 9" (3.047m x 2.665m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, uPVC double glazed window to side, lino flooring, wall base and drawer units, space for freestanding oven, washing machine, fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap.

**Stairs/Landing**

Ceiling light point, carpeted flooring, eaves storage.

**Bedroom One**

13' 3" x 11' 5" (4.026m x 3.487m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

**Bedroom Two**

9' 5" x 8' 9" (2.874m x 2.674m) Ceiling light point, wall mounted radiator, UPVC double glazed french doors to rear, carpeted flooring.

**Loft room**

9' 4" x 20' 7" (2.835m x 6.268m) Strip light, wall mounted radiator, UPVC double glazed window to side, carpeted flooring, eaves storage room.

**Shower Room**

6' 4" x 5' 7" (1.941m x 1.706m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, tiled flooring, basin, WC, corner shower, tiled walls.





## **Outside**

### **Front**

*Driveway, lawn, bedding surrounds.*

### **Garage**

*Power, lighting, hinged doors, detached garage.*

### **Rear**

*Patio area, lawn, bedding surrounds.*

### **Tenure**

*Freehold*

### **Council Tax Band**

*C*

### **Other Information**

*Water mains or private? Mains*

*Parking arrangements? Driveway*

*Flood risk? None Known*

*Coal mining issues in the area? No*

*Broadband how provided? None*

*If there are restrictions on covenants? None*

*Is the property of standard construction? Yes*

*Are there any public rights of way? None Known*

*Safety Issues? None Known*







Energy performance certificate (EPC)			
15 Surrey Avenue LEIGH WN7 2NN	Energy rating <b>D</b>	Valid until:	16 September 2034
		Certificate number:	9037-3042-1201-1214-0200
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 B.

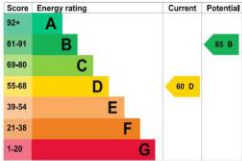
[See how to improve this property's energy efficiency.](#)

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

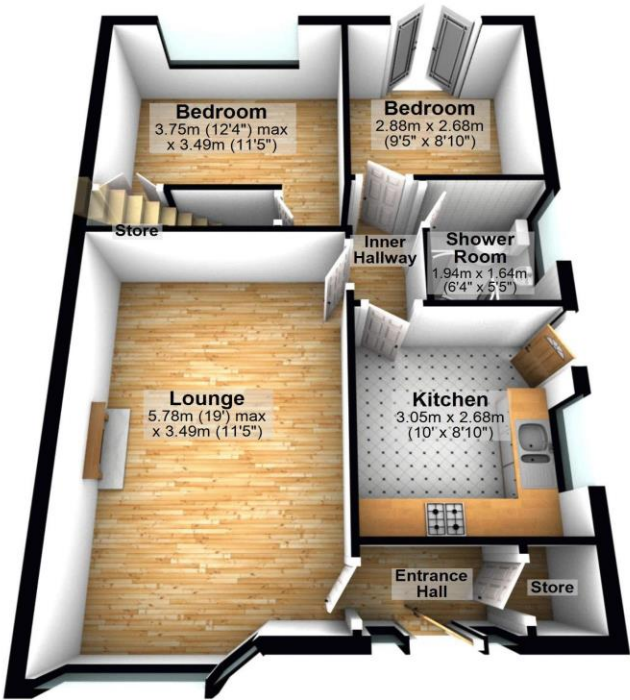
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

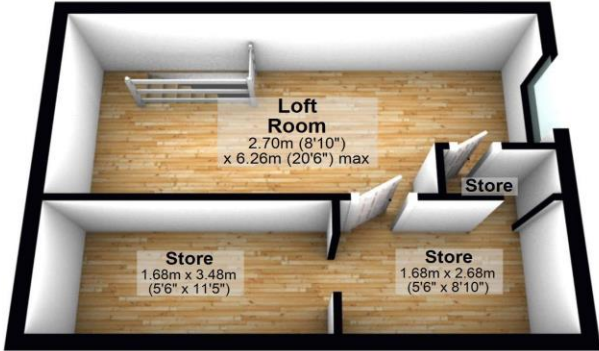
the average energy rating is D  
the average energy score is 60



#### Ground Floor

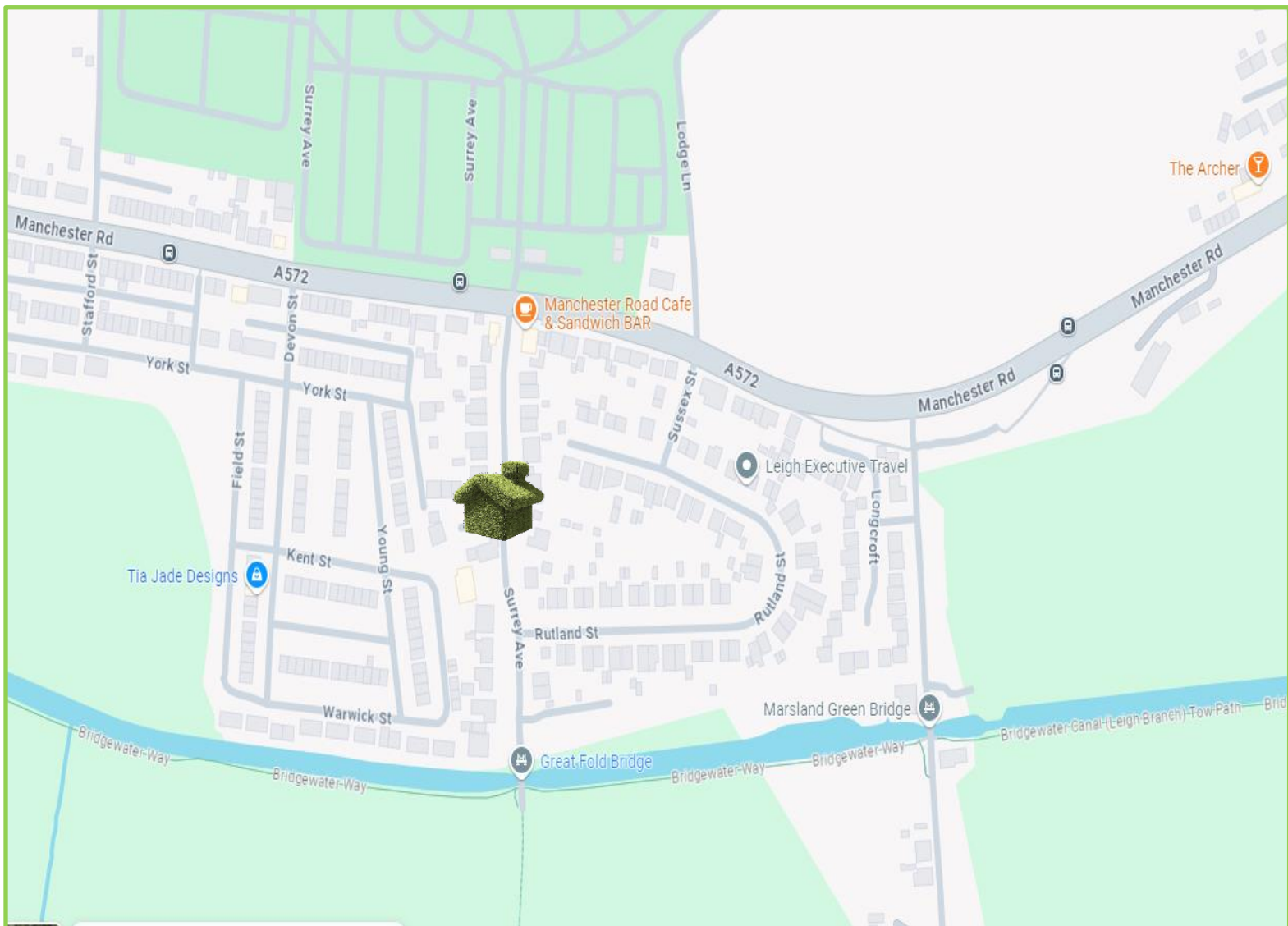


#### First Floor



Total area: approx. 86.6 sq. metres (932.1 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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