



Sydney Avenue, Pennington, WN7 3LU

£399,950

This charming semi-detached property, located in the highly desirable area of Pennington, offers an ideal blend of modern living and convenience. The home is perfectly positioned for easy access to local amenities, well-regarded schools, and excellent transport links, including the guided busway for commuters into Manchester, as well as close proximity to the East Lancashire Road and motorway networks. The property boasts open aspect views to the rear, enhancing its sense of space and tranquility. As you enter, you are welcomed by a spacious hallway. The lounge, located just off the hallway, is a cozy retreat designed for relaxation and conversation. The heart of the home is the spacious kitchen, complete with a central island, two velux windows that floods the space with natural light, and an additional versatile lounge space. A utility room with a convenient WC is also accessible from the kitchen. The small downstairs garage conversion room has a cozy, multifunctional layout that easily accommodates both office and bedroom needs. Upstairs, the property offers three bedrooms – two doubles and a single – along with a modern family bathroom. The home is in move-in condition, making it ideal for those seeking a hassle-free transition. Externally, the front of the property features a pressed concrete driveway, providing ample parking. The rear garden is beautifully designed, with a stunning patio area on the top level, ideal for outdoor entertaining, and a lower level with grass, surrounded by well-maintained bedding. A workshop in the garden provides storage space with electric, light and water supply. A gate provides direct access to the fields at the rear, offering peaceful countryside views. This is a fantastic opportunity to own a well-maintained home in a prime location, perfect for families and commuters alike.

- BEAUTIFUL MODERN PROPERTY
- DESIRABLE AREA
- LANDSCAPED REAR GARDEN
- WORKSHOP
- EXCELLENT TRANSPORT LINKS
- SPACIOUS FAMILY HOME

Hallway

9' 11" x 6' 11" (3.018m x 2.109m) UPVC double glazed door to front elevation, ceiling light point, wall mounted radiator, UPVC double glazed side panel window to front elevation, LVT flooring.

Lounge

12' 10" x 12' 5" (3.923m x 3.784m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front elevation, LVT flooring.

Kitchen/ Family Room

17' 2" x 19' 2" (5.241m x 5.848m) Bi-folding door to rear elevation, spotlights, wall mounted radiator, UPVC double glazed window to rear elevation, x2 velux windows, LVT flooring, soft close wall/base/drawer units, space for fridge/freezer, Quartz Calacatta worktops, belfast sink unit with drainer and mixer tap, induction hob, Bosch electric double oven, mirrored glass splashback, island charging port, recessed TV media wall, dishwasher, underlighting, breakfast bar, multi-fuel log burner.

Utility room

10' 0" x 5' 6" (3.060m x 1.679m) Spotlights, wall mounted radiator, UPVC double glazed door to side elevation, LVT flooring, UPVC double glazed window to rear elevation.

W/C

Ceiling light point, UPVC double glazed window to rear elevation, LVT flooring, basin, W/C.

Office/ Bedroom Four

8' 8" x 8' 1" (2.630m x 2.468m) Spotlights, wall mounted radiator, UPVC double glazed window to front elevation, carpeted.

Stairs/Landing

Ceiling light point, UPVC double glazed window to side elevation, carpeted flooring, loft hatch ((boarded, loft ladder, light)



Bedroom One

10' 7" x 9' 8" (3.230m x 2.951m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring, wardrobes.



Bedroom Two

9' 8" x 9' 8" (2.954m x 2.951m) Spotlights, wall mounted radiator, UPVC double window to rear elevation, carpeted flooring, wardrobes.

Bedroom Three

6' 7" x 9' 0" (2.003m x 2.750m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring, single wardrobe.

Bathroom

7' 7" x 7' 7" (2.319m x 2.300m) Spotlights, wall mounted radiator, UPVC double glazed window to front elevation, tiled flooring, basin, W/C, bath, waterfall showerhead over bath, tiled walls.



Outside

Front Garden

Pressed concrete.

Rear Garden

Patio area, lawn, bedding surrounds, open aspect views.

Workshop

Power, Light, water supply, steel door, detached.

Council Tax

C

Tenure

Freehold

Other information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin Media uses its own network but similar technology to FTTC.

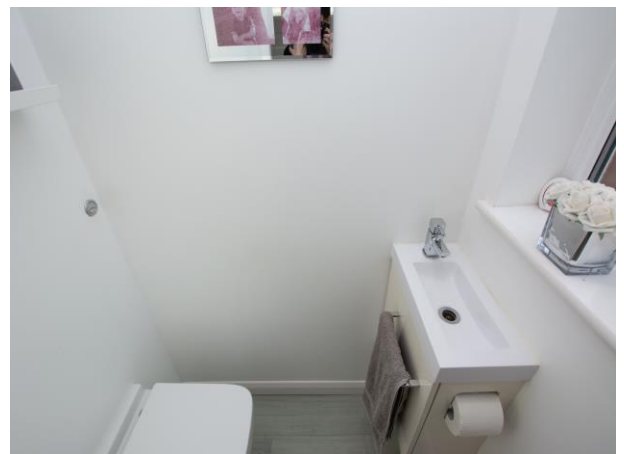
If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)

76 Sydney Avenue LEIGH WV7 3LU	Energy rating	Valid until:	17 October 2034
	C	Certificate number:	7390-0089-0922-7494-3043

Property type	Semi-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 C. It has the potential to be B.

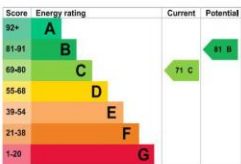
See [how to improve this property's energy efficiency](#).

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



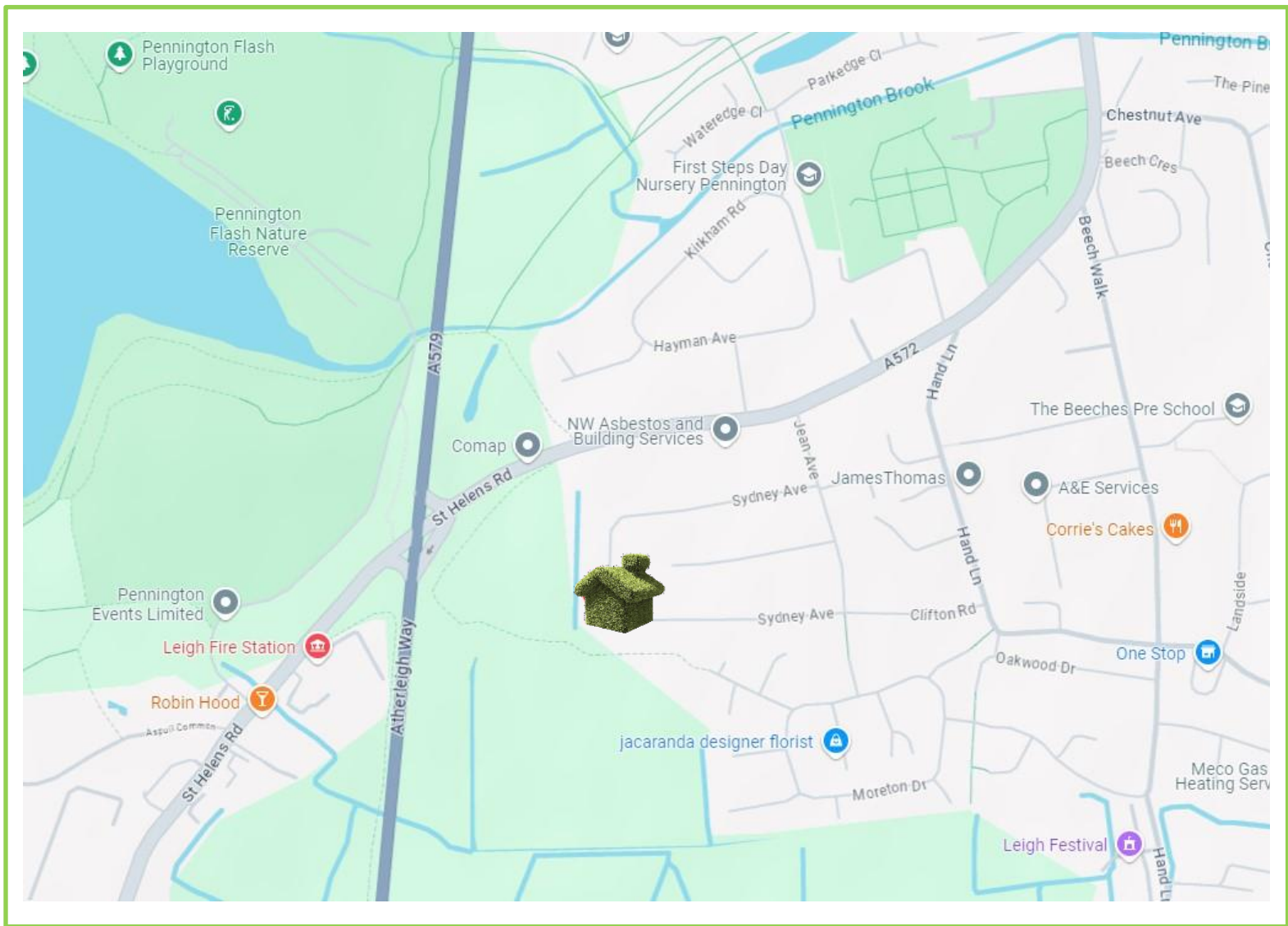
Ground Floor



First Floor



Total area: approx. 104.0 sq. metres (1119.5 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.

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