



Chapel Street, Leigh WN7 2AL

Guide Price £195,000

This end-of-terrace property is a unique offering, combining residential comfort with the added benefit of a commercial unit to the front. Situated on a prominent main stretch in Leigh, the property boasts excellent visibility and accessibility, making it an ideal choice for commuters and those seeking a versatile living and business space. The private entrance to the residence is located at the side of the property, opening into a welcoming hallway. The ground floor features a spacious lounge, a kitchen/diner ideal for family meals, and a utility room offering added convenience. Upstairs, the property comprises four generously sized bedrooms, providing ample space for a growing family, and a family bathroom complete with modern amenities. A cellar provides additional storage or potential for further development, such as a workshop or recreational space. To the rear, there is a private yard leading to a garage, offering secure parking or additional storage options. The business to the front is currently used for dog grooming.

- COMMERCIAL AND RESIDENTIAL USE
- FOUR BEDROOMS
- SPACIOUS PROPERTY
- GOOD LOCATION FOR BUSINESS
- CELLAR
- EXCELLENT COMMUTER LINKS

Hallway

3' 3" x 15' 1" (0.980m x 4.606m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, laminate flooring.

Lounge

15' 10" x 15' 1" (4.829m x 4.601m) Ceiling light point, wall mounted radiator x 2, 2 x UPVC double glazed window to side, laminate flooring, gas fire.

Kitchen

16' 0" x 8' 1" (4.869m x 2.453m) UPVC double glazed door to rear, spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, electric hob and oven, space for fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, tiled walls. integrated dishwasher.

Utility Room

4' 10" x 6' 8" (1.479m x 2.043m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled flooring.

Shop unit

UPVC double glazed door to front, 2 strip lights, 2 wall mounted radiators, lino flooring, 2 x UPVC double glazed windows to front and side, shower unit, air conditioning unit.

Bedroom One

14' 11" x 15' 2" (4.550m x 4.617m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Two

11' 5" x 11' 7" (3.469m x 3.525m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring.

Bedroom Three

10' 6" x 11' 2" (3.208m x 3.398m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring.



Bedroom Four

11' 1" x 7' 11" (3.382m x 2.403m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring.

Bathroom

4' 11" x 11' 6" (1.493m x 3.495m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over and waterfall shower head, tiled flooring, loft hatch, under floor heating.

Outside

Rear

Patio area.

Garage

Power, lighting, up and over electric door.

Tenure

Leasehold

Council Tax Band

A

Other Information

Water mains or private? Mains

Parking arrangements? Garage

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Sky

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)			
115 Chapel Street LEIGH WN7 2AL	Energy rating D	Valid until:	2 December 2034
		Certificate number:	0310-2921-1410-2704-4111
Property type		End-terrace house	
Total floor area		134 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 C.

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

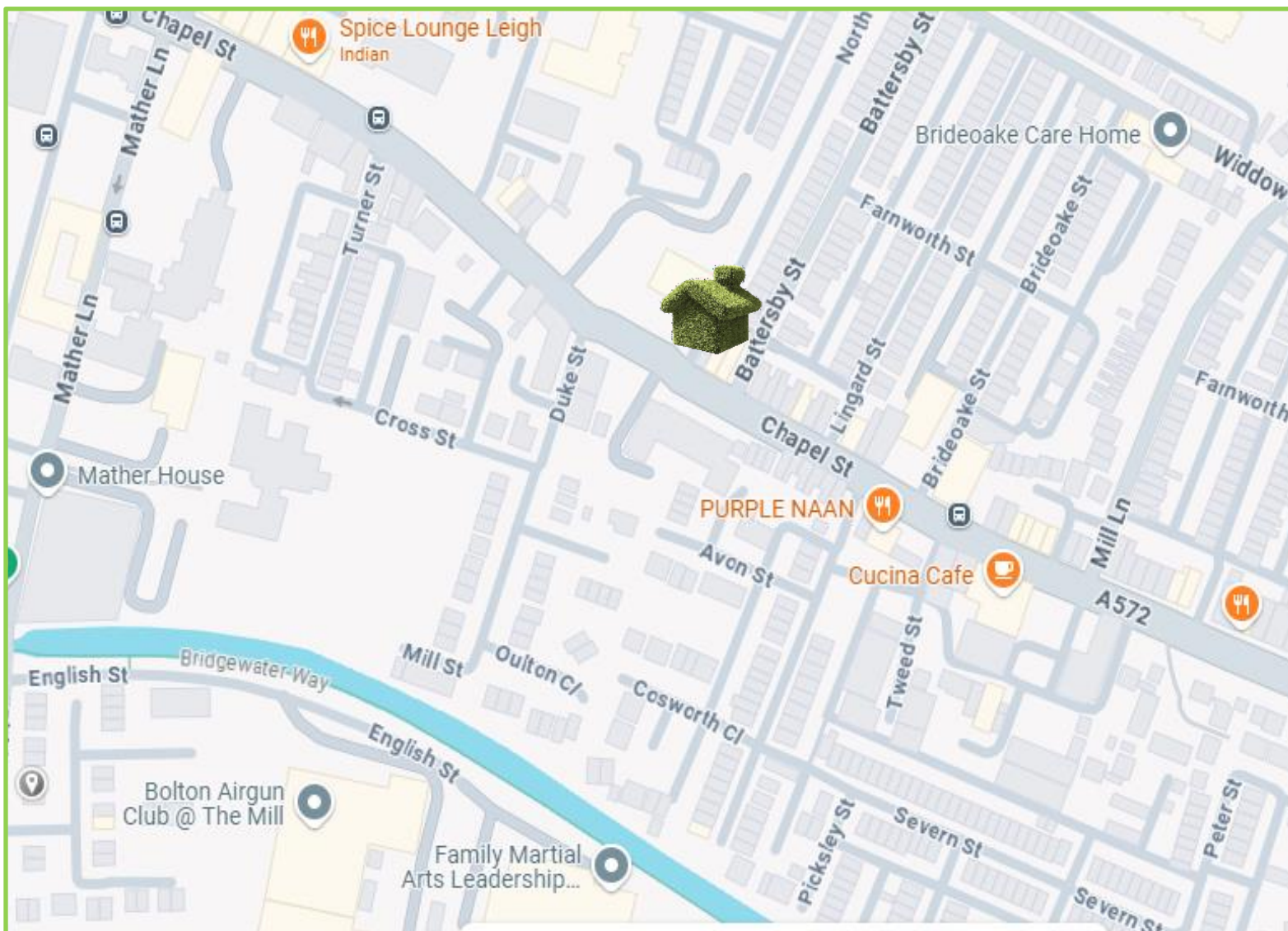


The graph shows this property's current and potential energy rating.

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



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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