



**Knowsley Street, Leigh WN7 4ER**

**£140,000**

*This three-bedroom mid-terrace property is ideally located within walking distance of Parsonage Retail Park, offering easy access to shops, restaurants, and supermarkets. With excellent transport links, including local bus routes and the Atherleigh Way bypass, which connects to the East Lancashire Road, this home is perfect for commuters and families alike. Inside, the property features a welcoming vestibule, leading into a spacious lounge, ideal for relaxation. The kitchen/diner provides a great space for family meals and entertaining. Upstairs, there are three bedrooms and a family bathroom, offering practical living accommodation. This home is an excellent choice for first-time buyers, families, or investors, offering convenience, great local amenities, and superb transport links.*

- IDEAL FOR INVESTORS
- CLOSE TO TRANSPORT LINKS
- EXCELLENT AMENITIES NEAR BY
- THREE BEDROOMS
- REAR YARD
- WALKING DISTANCE TO BUS STOPS

### **Vestibule**

Wooden front door, laminate flooring, ceiling light point.

### **Lounge**

10' 1" x 13' 9" (3.08m x 4.20m) Ceiling light point. wall mounted radiator, UPVC double glazed window to front, laminate flooring, electric fire.

### **Kitchen**

13' 3" x 13' 9" (4.05m x 4.20m) Spotlights, wall mounted radiator, UPVC double glazed window to rear x 2, lino flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap.

### **Stairs/Landing**

Ceiling light point x 2, wall mounted radiator, carpeted flooring.

### **Bedroom One**

10' 10" x 8' 4" (3.29m x 2.54m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Two**

10' 1" x 6' 9" (3.08m x 2.07m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Three**

10' 10" x 5' 1" (3.29m x 1.56m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bathroom**

10' 1" x 6' 8" (3.08m x 2.03m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over, tiled walls.

### **Rear**

Patio area





## ***Tenure***

*Leasehold*

## ***Other Information***

*Is the water supply mains or private? Mains*

*Is there a flooding risk? No*

*Any coal mining issues? No*

*Type of broadband? Fibre*

*Is there any restrictions on the covenant? No*

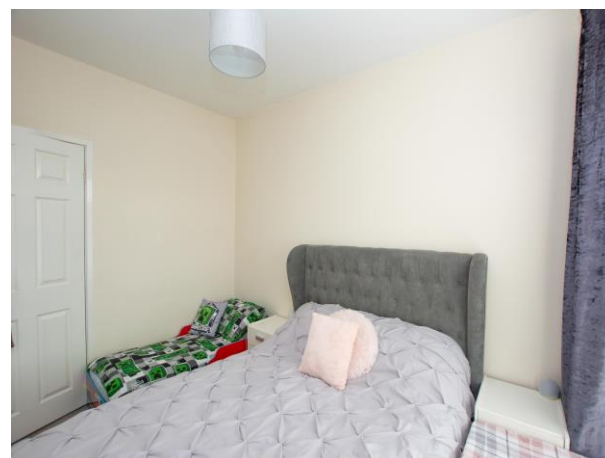
*Is the property of standard construction? No*

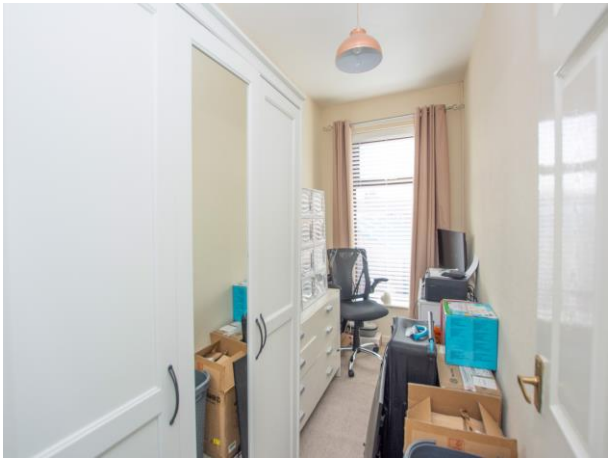
*Are there any public rights of way? No*

*Safety issues? None*

## ***Council Tax Band***

*A*





**Energy performance certificate (EPC)**6, Knowsley Street  
LEIGH  
WN7 4EREnergy rating  
**D**

Valid until: 7 June 2026

Certificate number: 0938-2029-7296-0786-2920

Property type

Mid-terrace house

Total floor area

65 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.](#)

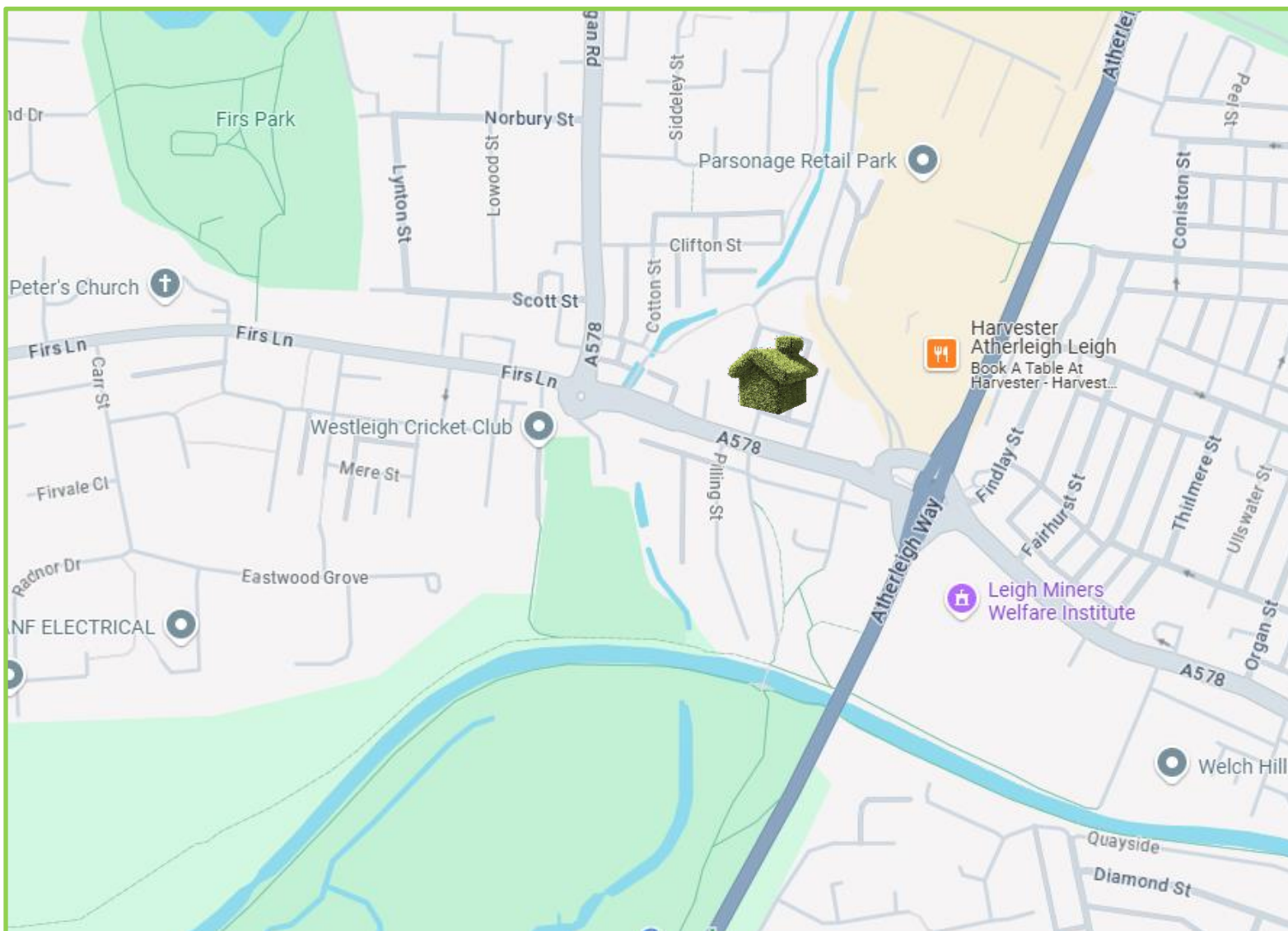


The graph shows this property's current and potential energy rating.

**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



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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