



## ***Lime Avenue, Leigh WN7 5RA***

***Offers in Excess of  
£130,000***

*This two-bedroom end-terrace property offers a fantastic opportunity for buyers looking to put their own stamp on a home. Ideally located near primary and high schools, it also benefits from excellent bus routes providing easy access to Leigh town centre, where a wide range of shops, supermarkets, and amenities can be found. The ground floor comprises a hallway leading to a lounge, perfect for relaxing or entertaining. The kitchen/diner provides ample space for family meals and overlooks the rear garden. Upstairs, there are two well-sized bedrooms and a bathroom, offering potential for modernisation. Externally, the property features a driveway to the front for off-road parking. To the rear, a generous garden boasts a patio area, lawn, and a shed. The home does require renovation and currently contains a back boiler, offering a great opportunity for those looking to refurbish and add value. With its excellent location and potential, this property is perfect for first-time buyers, investors, or anyone seeking a project.*

- FREEHOLD
- IN NEED OF MODERNISATION
- SCHOOLS NEARBY
- EXCELLENT TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- TWO GOOD SIZED BEDROOMS

**Hallway**

3' 8" x 3' 6" (1.115m x 1.063m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

**Lounge**

13' 11" x 12' 9" (4.253m x 3.898m) Ceiling light point, wall mounted radiator, 2 x UPVC double glazed windows to front, laminate flooring, back boiler.

**Kitchen/Diner**

9' 11" x 12' 10" (3.027m x 3.919m) UPVC double glazed door to rear, strip light, wall mounted radiator, 2 x UPVC double glazed window to rear, tiled flooring, wall base and drawer units, freestanding oven space, space for washing machine and fridge freezer, work surfaces, sink unit with twin taps and drainer, part tiled walls, storage cupboard.

**Stairs/Landing**

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft hatch.

**Bedroom One**

11' 1" x 16' 0" (3.367m x 4.867m) Ceiling light point, wall mounted radiator, UPVC double glazed windows x 2 to front, carpeted flooring.

**Bedroom Two**

12' 11" x 8' 2" (3.928m x 2.491m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

**Bathroom**

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over, part tiled.



## **Outside**

### **Front**

*Driveway, gated.*

### **Rear**

*Patio area, lawn, shed.*

## **Tenure**

*Freehold*

## **Council Tax Band**

*A*

## **Other Information**

*Water mains or private? Mains*

*Parking arrangements? Driveway*

*Flood risk? No*

*Coal mining issues in the area? No*

*Broadband how provided? Wired*

*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)			
8, Lime Avenue LEIGH WN7 5RA	Energy rating <b>D</b>	Valid until:	30 January 2027
		Certificate number:	8643-7729-4710-4986-1926
Property type		Semi-detached house	
Total floor area		72 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.

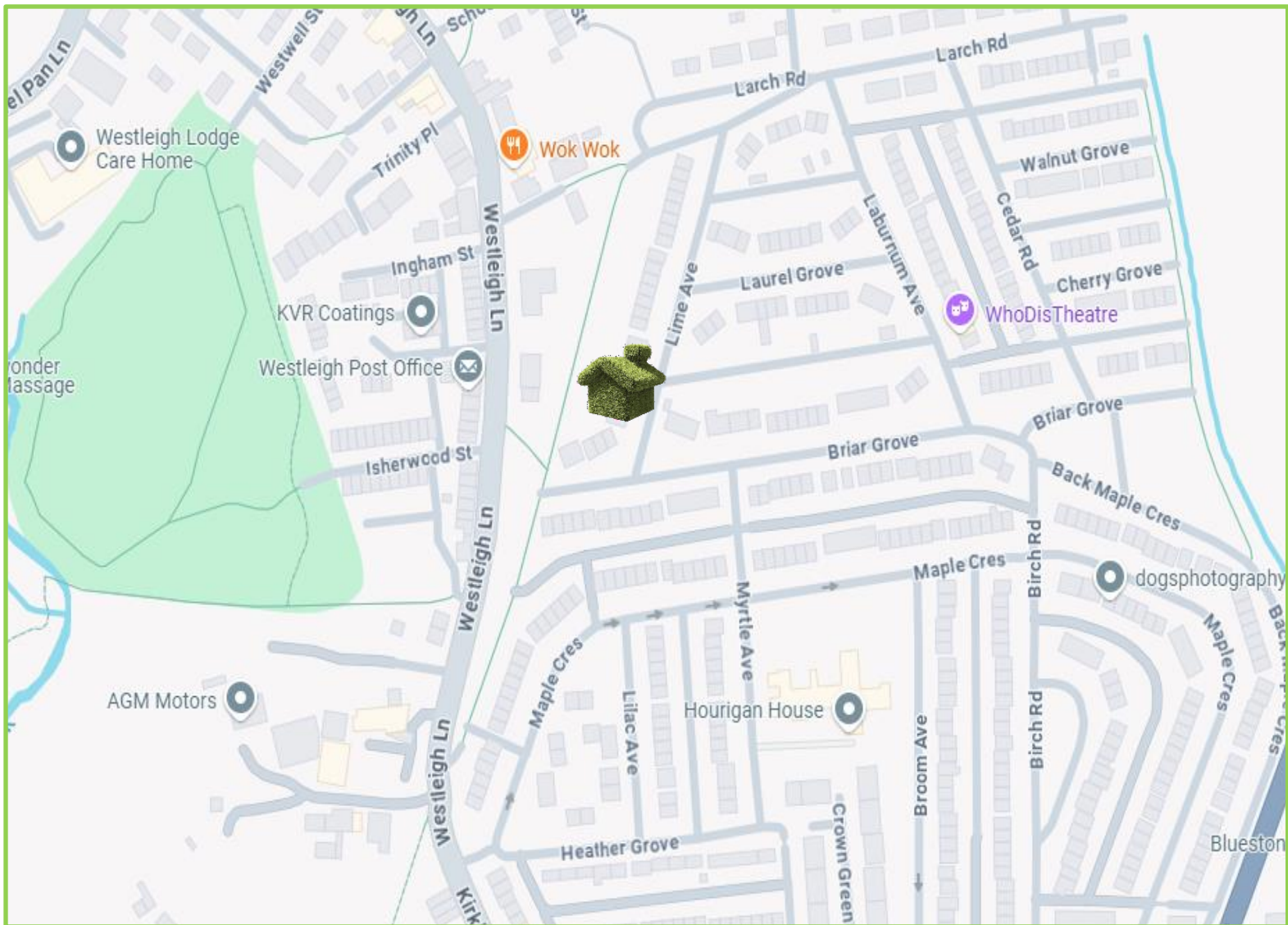
[See how to improve this property's energy efficiency.](#)

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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