



## *The Convent, Orchard Lane, Leigh WN7 1EF*

*Offers Over £130,000*

*This charming one-bedroom Grade II listed, top-floor apartment, originally built in 1873, beautifully combines period elegance with modern conveniences. Upon entering, you're welcomed by a stunning staircase and a breathtaking stained glass window that immediately sets the tone for this character-filled property.*

*Many original features have been carefully preserved, including classic sash windows that fill the apartment with light and showcase the building's historical charm. The open-plan lounge and kitchen area offers a spacious and airy atmosphere, enhanced by the sweeping views of the communal gardens, which are shaded by mature trees. The large master bedroom is a sanctuary of comfort, complete with a Jack and Jill ensuite that is both practical and private. The apartment boasts allocated parking and visitor parking. Accessed via an unadopted road surrounded by fields, the property offers a sense of rural tranquility while still being close to transport links, including the Atherleigh Way bypass and the East Lancashire Road, making it ideal for commuters. Nearby local shops, supermarkets, and restaurants add to the convenience, and a short walk takes you to the picturesque Lilford Park. This unique apartment is perfect for those who appreciate historical details and want a peaceful yet connected lifestyle.*

- GRADE II LISTED BUILDING
- STUNNING VIEWS
- Immaculately Presented
- Private Development
- Unique features
- Close to transport links



### **Hallway**

*Fire door, spotlights, electric heater, carpeted, storage cupboard.*

### **Lounge/Kitchen**

*19' 11" x 13' 11" (6.065m x 4.241m) Spotlights, electric heater, sash windows, carpeted in the lounge, lino in the kitchen, electric oven and hob, space for washing machine and fridge freezer, work surfaces, sink unit 1 1/2 with mixer tap and drainer, tiled splash backs.*

### **Bedroom**

*11' 2" x 14' 9" (3.408m x 4.493m) Spotlights, electric heater, Velux window and feature window to side, carpeted, fitted wardrobes.*

### **Jack and Jill Ensuite**

*7' 6" x 11' 9" (2.276m x 3.590m) Spotlights, heated towel rail, lino flooring, basin, Wc, bath with electric shower over, door from hallway and bedroom, extractor fan, storage cupboard.*

### **Tenure**

*Leasehold*

### **Council Tax Band**

*B*

### **Other Information**

*Water mains or private? Mains*

*Parking arrangements? Allocated*

*Flood risk? No*

*Coal mining issues in the area? No*

*Broadband how provided? Sky*

*If there are restrictions on covenants? Speak to agent*

*Is the property of standard construction? Yes*

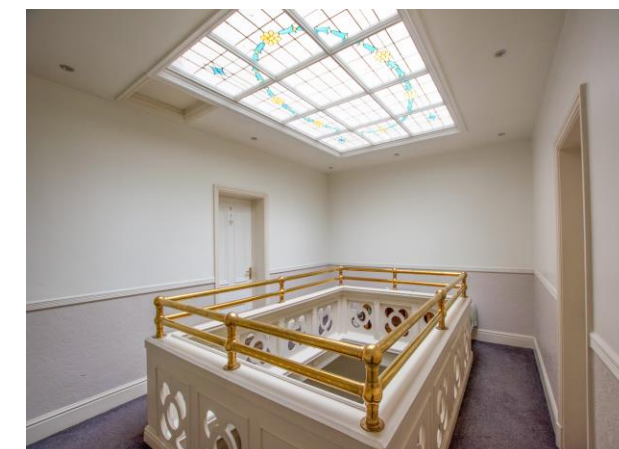
*Are there any public rights of way? No*

*Safety Issues? No*













Energy performance certificate (EPC)			
9 The Convent Orchard Lane LEIGH WN7 1EF	Energy rating <b>D</b>	Valid until:	23 January 2030
		Certificate number:	8700-7629-5120-0694-6226
Property type		Top-floor flat	
Total floor area		64 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.](#)

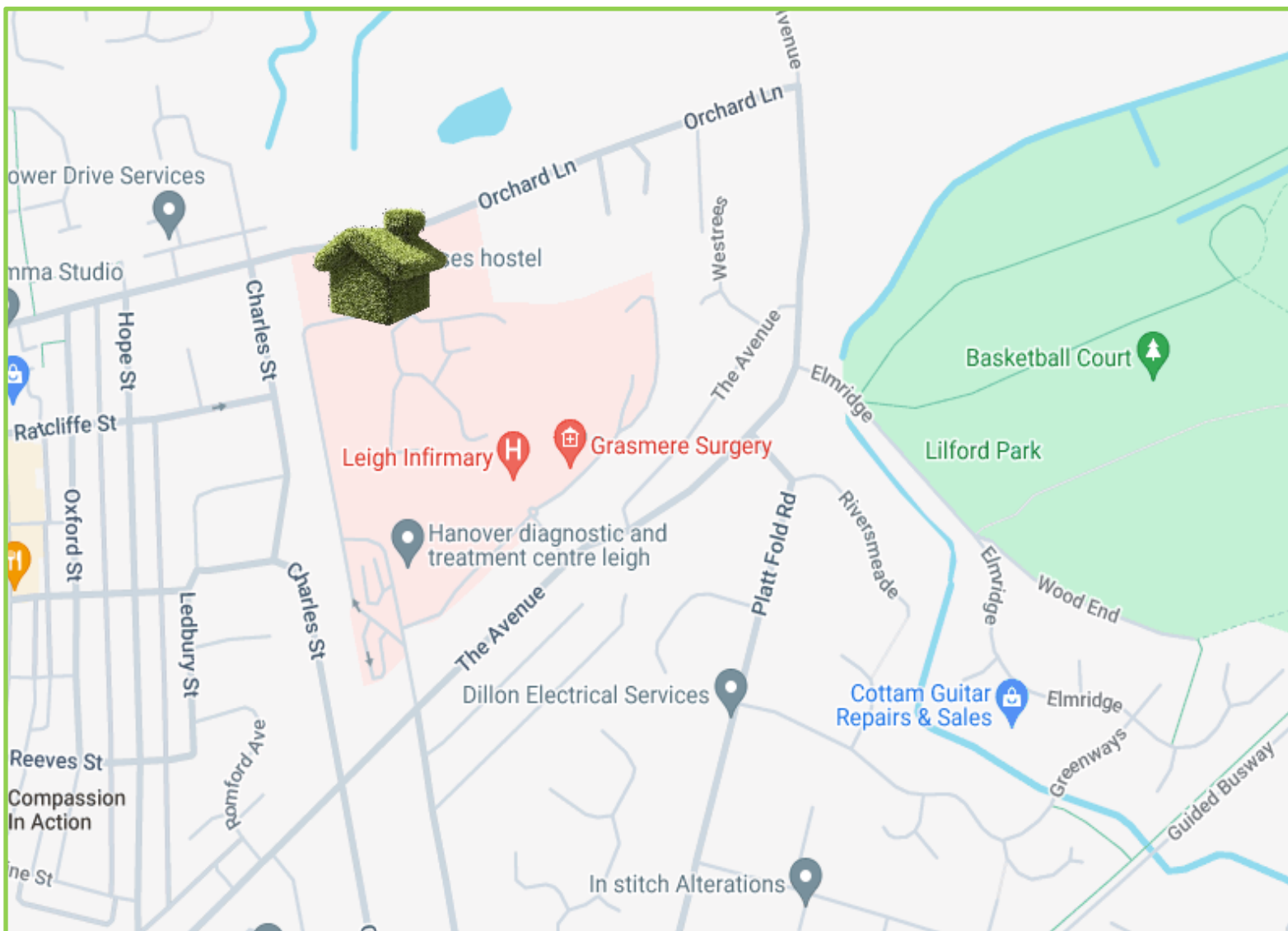
The graph shows this property's current and potential energy rating.

**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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