



Laurel Grove, Leigh WN7 5RB

**Offers in Excess of
£130,000**

This three-bedroom mid-terrace property offers an opportunity for investors, boasting a convenient location close to local bus routes and everyday amenities. Just a short drive from Leigh's Parsonage Retail Park, you'll find a great selection of supermarkets, high street stores, and restaurants nearby. The property comprises a hallway, a lounge, and a kitchen/diner ideal for family meals or entertaining. Upstairs offers three bedrooms and a family bathroom. With its accessible location and practical layout, this home provides excellent potential for personalisation making it a great investment or starter home in a well-connected area.

- THREE BEDROOMS
- IDEAL FOR INVESTORS
- SHORT DRIVE TO PARSONAGE RETAIL PARK
- CLOSE TO BUS ROUTES
- CLOSE TO LOCAL SUPERMARKETS
-

Hallway

3' 7" x 3' 6" (1.094m x 1.073m) Wooden front door, ceiling light point, concrete floor.

Lounge

14' 0" x 11' 8" (4.257m x 3.551m) Ceiling light point, wall mounted radiator, UPVC double glazed windows to front x 2, laminate flooring.

**Kitchen**

9' 11" x 12' 10" (3.017m x 3.921m) UPVC double glazed rear door, ceiling light point, wall mounted radiator, UPVC double glazed window x 2, lino flooring, wall base and drawer units, space for freestanding oven and washing machine, work surfaces, sink unit with drainer and mixer tap, half tiled walls.

Stairs/Landing

Ceiling light point, loft hatch.

**Bedroom One**

11' 2" x 9' 1" (3.393m x 2.779m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front.

Bedroom Two

12' 9" x 8' 2" (3.890m x 2.488m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, storage cupboard.

Bedroom Three

9' 9" x 7' 5" (2.976m x 2.263m) Ceiling light point, UPVC double glazed window to rear, carpeted flooring.

**Bathroom**

8' 1" x 6' 6" (2.463m x 1.979m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, lino flooring, basin, WC, bath with shower over, half tiled.

Tenure

Freehold

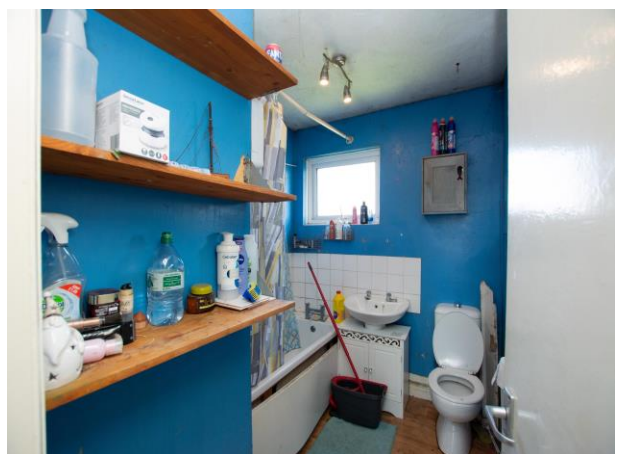


Council Tax Band

A

Other information

Is the water supply mains? Mains Is there a flooding risk? No
Have you had any coal mining issues? No Type of broadband?
Not known Is there any restrictions on the covenant? No Is the
property of standard construction? Yes Are there any public
rights of way? Unknown Safety issues? No



Energy performance certificate (EPC)			
29 LAUREL GROVE LEIGH WN7 5RB	Energy rating C	Valid until:	23 March 2031
		Certificate number:	3719-2127-1000-0794-1222
Property type		Mid-terrace house	
Total floor area		75 square metres	

Rules on letting this property

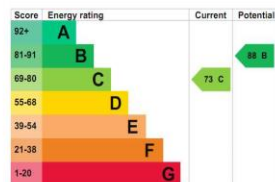
Properties can be let if they have an energy rating from A to E.

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.](#)

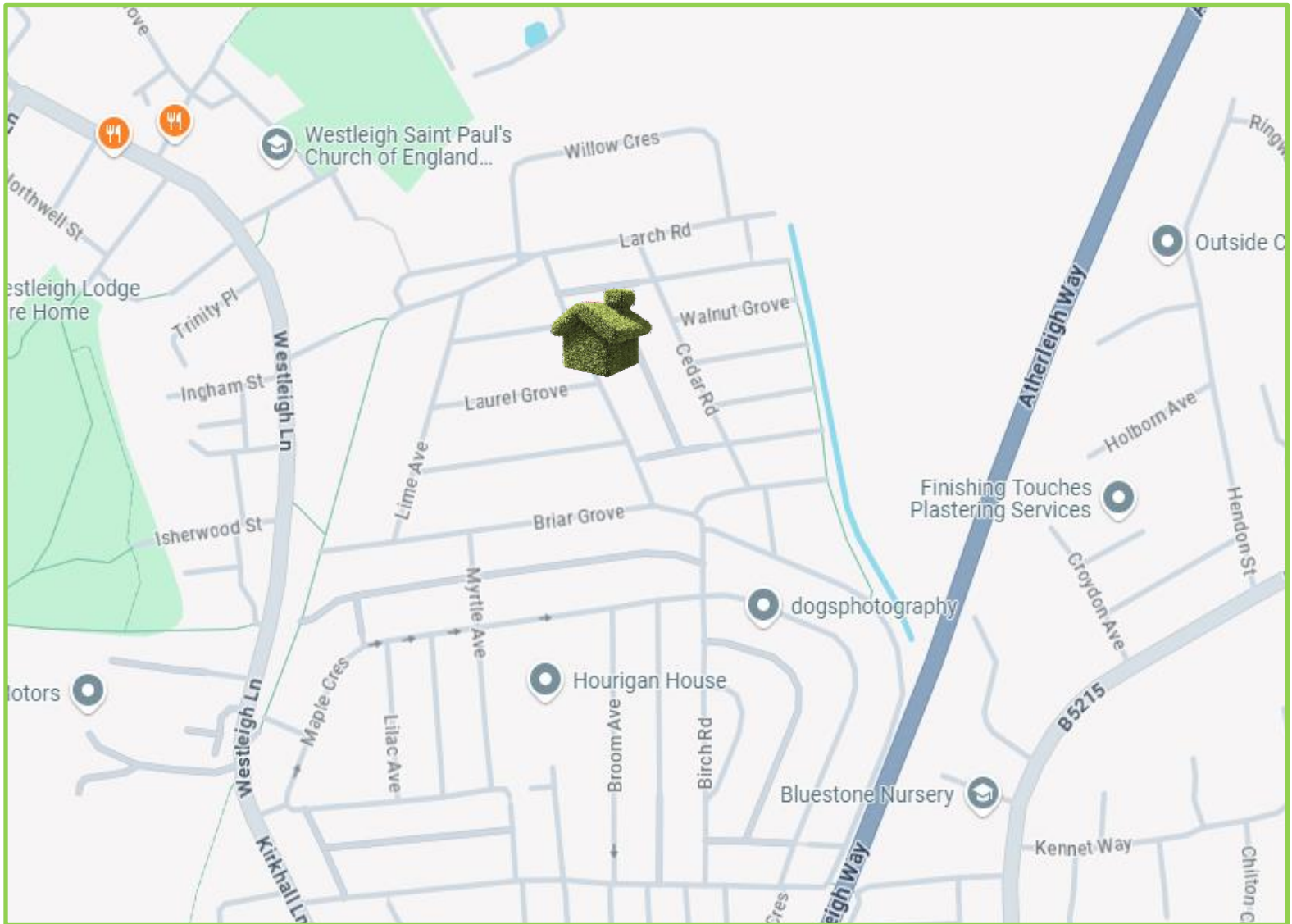


The graph shows this property's current and potential energy rating.

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



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

info@stonecrossea.co.uk