



## *Wensleydale Road, Leigh WN7 2HX*

*Offers in Excess of  
£279,950*

*This two-bedroom semi-detached bungalow is perfectly positioned for convenience and ideal for those seeking spacious single-level living with added flexibility. Situated within walking distance of local shops and bus routes, it's just a five-minute walk from the V1/V2 guided busway, offering direct access to Manchester city centre. With excellent commuter links via the A580 East Lancashire Road to both Manchester and Liverpool, and close proximity to Leigh town centre, this home is exceptionally well-connected.*

*The property is offered with no onward chain and comprises a vestibule entrance, a welcoming lounge, a kitchen, and a separate dining room, providing a great layout for modern family living. There are two bedrooms and a shower room on the ground floor, with a loft room situated upstairs, offering versatility as a office, or hobby space. One of the standout features of this home is the detached games room in the rear garden—ideal for entertaining, relaxing, or potential conversion into a home office or studio.*

*With generous accommodation, great outdoor space, and excellent transport links, this property represents a fantastic opportunity for families or investors alike.*

- TWO BEDROOMS AND LOFT ROOM
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO GUIDED BUS WAY
- CLOSE TO EAST LANCASHIRE ROAD
- EXCELLENT TRANSPORT LINKS
- NO ONWARD CHAIN

**Vestibule**

3' 6" x 3' 0" (1.072m x 0.907m) UPVC double glazed front door, ceiling light point, tiled flooring.

**Lounge**

14' 6" x 14' 4" (4.427m x 4.370m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring.

**Kitchen**

8' 11" x 10' 2" (2.720m x 3.109m) UPVC double glazed rear door, spotlights, UPVC double glazed window to rear, lino flooring, wall base and drawer units, gas hob and oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled walls.

**Dining Room**

14' 7" x 11' 8" (4.442m x 3.549m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

**Inner Hallway**

6' 2" x 7' 11" (1.890m x 2.417m) Ceiling light point, carpeted flooring.

**Bedroom One**

24' 0" x 8' 3" (7.323m x 2.513m) Ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed windows x 2, carpeted flooring.

**Bedroom Two**

9' 0" x 7' 4" (2.740m x 2.244m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

**Loft Room**

13' 1" x 26' 6" (3.984m x 8.073m) Ceiling light point x 2, wall mounted radiator, velux window, carpeted flooring, storage cupboard.





**Shower room**

5' 4" x 7' 10" (1.625m x 2.382m) Spotlights, heated towel rail, UPVC double glazed window to rear x 2, tiled flooring, basin, WC, corner shower, tiled walls.

**Garage**

Spotlights, wall mounted radiator x 2, UPVC double glazed window x 3, UPVC double glazed door.

**Outside****Rear**

Patio area, lawn, bedding surrounds.

**Tenure**

Freehold

**Council Tax Band**

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**Other Information**

Is the water supply mains or private? Mains

Parking arrangements? Driveway and street parking

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? Yes

Are there any public rights of way? No

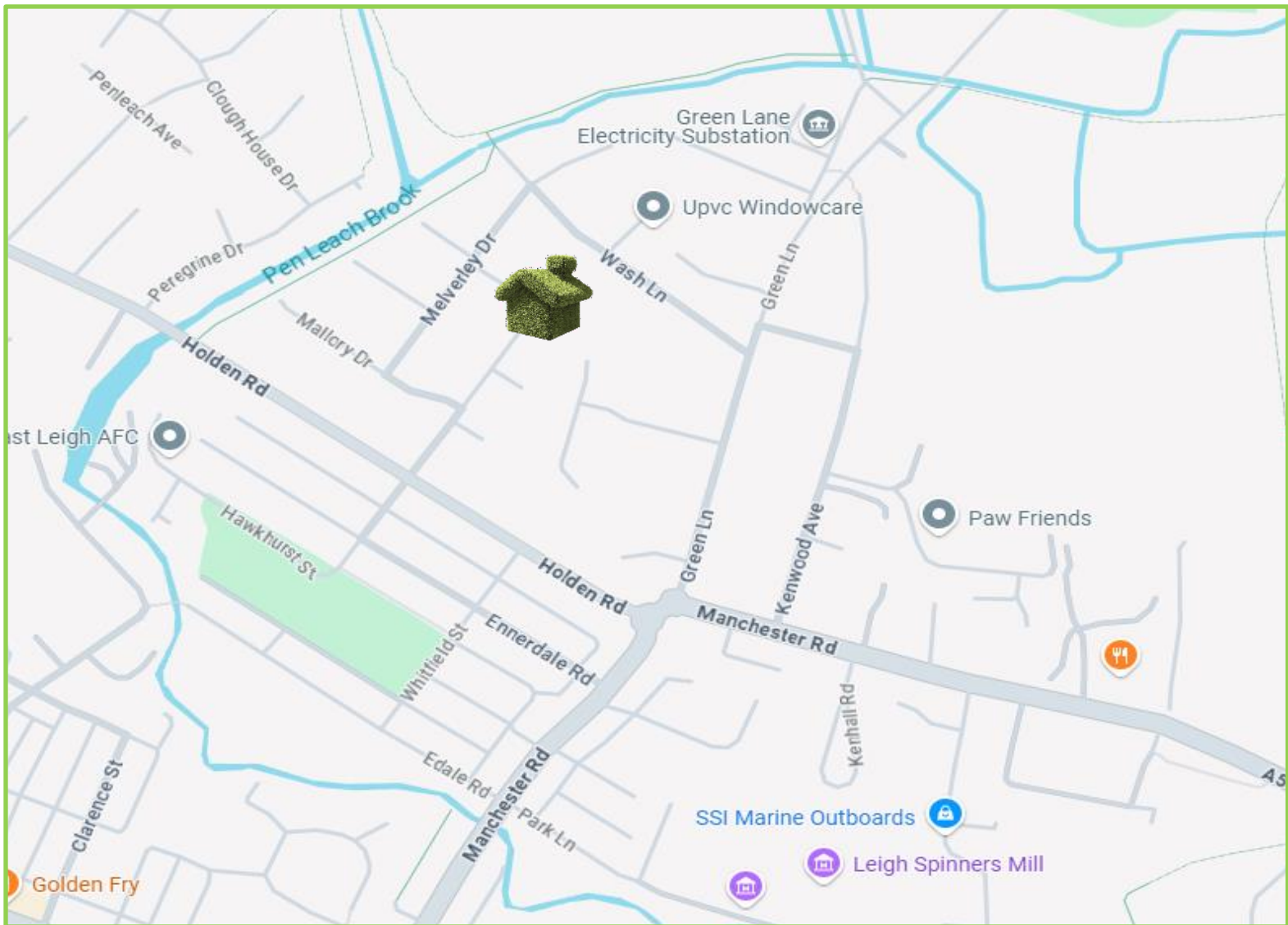
Safety issues? No











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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