



Daniels Close, Leigh WN7 2FN

Offers Over £225,000

Located on the sought-after Walmsley Meadow Park estate, this modern three-bedroom end-terrace property is ideal for families, offering access to excellent primary and high schools nearby. Perfectly positioned for commuters, it's just a short drive to the guided busway, providing direct routes into Manchester city centre, and offers quick access to the A580 East Lancashire Road for seamless travel to major motorway networks. The property features a welcoming hallway, a convenient WC, a lounge, and a kitchen/diner with views overlooking the rear garden, ideal for family meals and entertaining. Upstairs, there are three bedrooms, with the master bedroom benefiting from an en-suite, alongside a modern family bathroom. Externally, the home boasts a double driveway to the front, providing ample off-road parking, and to the rear, there is a low-maintenance garden with a patio area and artificial grass, perfect for outdoor relaxation and entertaining. This beautifully presented property offers modern living in a fantastic location, making it a perfect choice for growing families or professionals seeking convenience and community.

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- FREEHOLD PROPERTY
- EXCELLENT SCHOOLS NEARBY
- MOVE IN CONDITION
- UNDER NHBC GUARANTEE

Hallway

UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

Lounge

14' 4" x 12' 0" (4.358m x 3.658m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, storage cupboard.,

Kitchen/Diner

15' 4" x 9' 7" (4.663m x 2.919m) UPVC double glazed french doors to rear, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, gas hob and electric oven, integrated washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, half tiled walls.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, basin, WC.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch.

Bedroom One

9' 6" x 12' 0" (2.891m x 3.663m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.

Ensuite

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, lino flooring, WC, basin and shower.

Bedroom Two

7' 6" x 9' 2" (2.296m x 2.786m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

7' 6" x 6' 0" (2.291m x 1.82m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bathroom

5' 11" x 6' 1" (1.798m x 1.847m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, tiled flooring, basin, WC, bath, tiled walls.

Outside

Front

Driveway

Rear

Patio area, artificial grass, gate.

Tenure

Freehold

Council Tax Band

B

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Fibre

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)			
10, Daniels Close LEIGH WN7 2FN	Energy rating	Valid until:	9 July 2030
	B	Certificate number:	8580-7933-7930-8040-1292
Property type	End-terrace house		
Total floor area	70 square metres		

Rules on letting this property

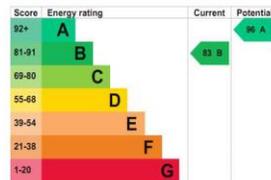
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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



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

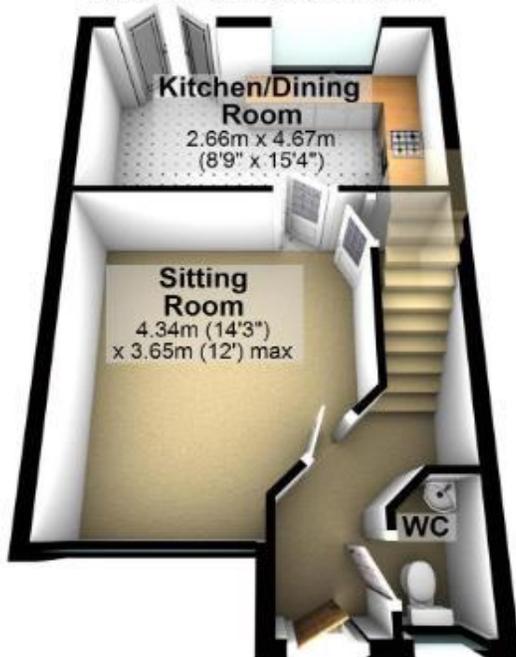
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Ground Floor

Approx. 35.2 sq. metres (379.2 sq. feet)

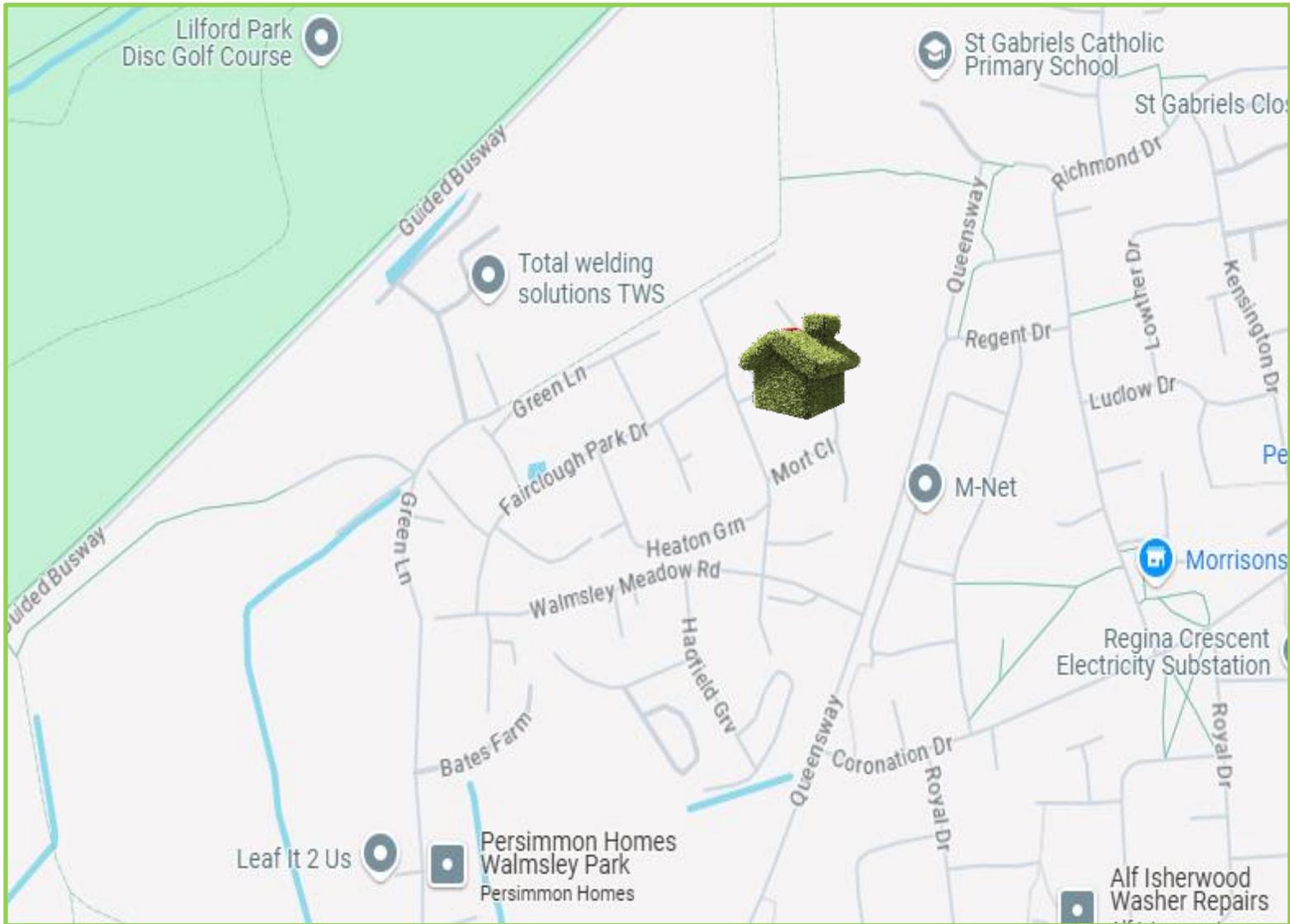


First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 sq. feet)



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