



**Thames Avenue, Leigh WN7 3NG**

**£249,950**

*Nestled in the highly regarded area of Pennington, this charming two-bedroom semi-detached bungalow is located on one of Pennington's most sought-after roads, right in the heart of the community. The property is perfectly positioned off Hand Lane, offering easy access to Pennington Flash Country Park, Leigh Sports Village, and Pennington Park, all just a short drive away—ideal for those who enjoy outdoor activities and scenic walks. For commuters, the home benefits from excellent transport links, including the A580 East Lancashire Road, the new V1 guided busway to Manchester, and local bus routes, ensuring seamless travel to nearby towns and the city centre. Internally, the bungalow comprises a welcoming hallway, a spacious lounge, a well-appointed kitchen, and a bright conservatory that overlooks the rear garden. The living space is complemented by two comfortable bedrooms and a family bathroom. Externally, the front of the property features a driveway, a lawned garden, and well-maintained borders. To the rear, there is a patio area, a lawn, and mature bedding surrounds, creating a peaceful and private outdoor space. This lovely bungalow offers comfortable living in a prime location, making it perfect for downsizers, small families, or anyone looking to enjoy the tranquility of Pennington while staying well-connected.*

- SEMI DETACHED BUNGALOW
- SOUGHT AFTER AREA
- TRANSPORT LINKS NEARBY
- CONSERVATORY
- MAINTAINED GARDENS
- CLOSE TO PENNINGTON PARK

### **Hallway**

3' 10" x 8' 2" (1.161m x 2.483m) Wooden front door, ceiling light point, storage cupboard, wall mounted radiator, 2 x side wooden windows, laminate flooring.

### **Lounge**

18' 4" x 11' 3" (5.584m x 3.428m) Ceiling light point, 2 x wall lights, wall mounted radiator, wooden double glazed bow window, laminate flooring, gas fire.



### **Kitchen**

12' 4" x 12' 11" (3.759m x 3.933m) Wooden rear door, wooden door to conservatory, spotlights, wall mounted radiator, wooden window to rear, tiled flooring, wall base and drawer units, gas hob, electric oven, space for washing machine, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer, part tiled.



### **Conservatory**

8' 9" x 13' 9" (2.676m x 4.191m) UPVC double glazed french doors to conservatory, wall mounted radiator, UPVC double glazed windows, tiled flooring.

### **Bedroom One**

16' 0" x 11' 3" (4.885m x 3.419m) Ceiling light point x 2, wall mounted radiator, wooden window o conservatory to rear, carpeted flooring, fitted wardrobes.



### **Bedroom Two**

9' 3" x 11' 5" (2.809m x 3.477m) Ceiling light point, wall mounted radiator, wooden window to side, carpeted flooring, fitted wardrobes.

### **Bathroom**

8' 7" x 8' 4" (2.610m x 2.533m) Spotlights, heated towel rail, wooden double glazed window side, lino flooring, basin, WC, corner bath, corner walk in shower, tiled walls.





## **Outside**

### **Front**

*Driveway, lawn, borders.*

### **Rear Garden**

*Patio area, lawn, mature bedding surrounds.*

### **Garage**

*Power, lighting, up and over door, detached from property.*

### **Tenure**

*Leasehold*

### **Council Tax Band**

*C*

### **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)			
27, Thames Avenue LEIGH WN7 3NG	Energy rating <b>D</b>	Valid until:	15 March 2028
		Certificate number:	8100-3955-6629-5497-7783
Property type		Semi-detached bungalow	
Total floor area		72 square metres	

Rules on letting this property

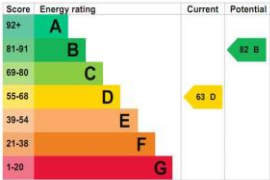
Properties can be let if they have an energy rating from A to E.

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.](#)

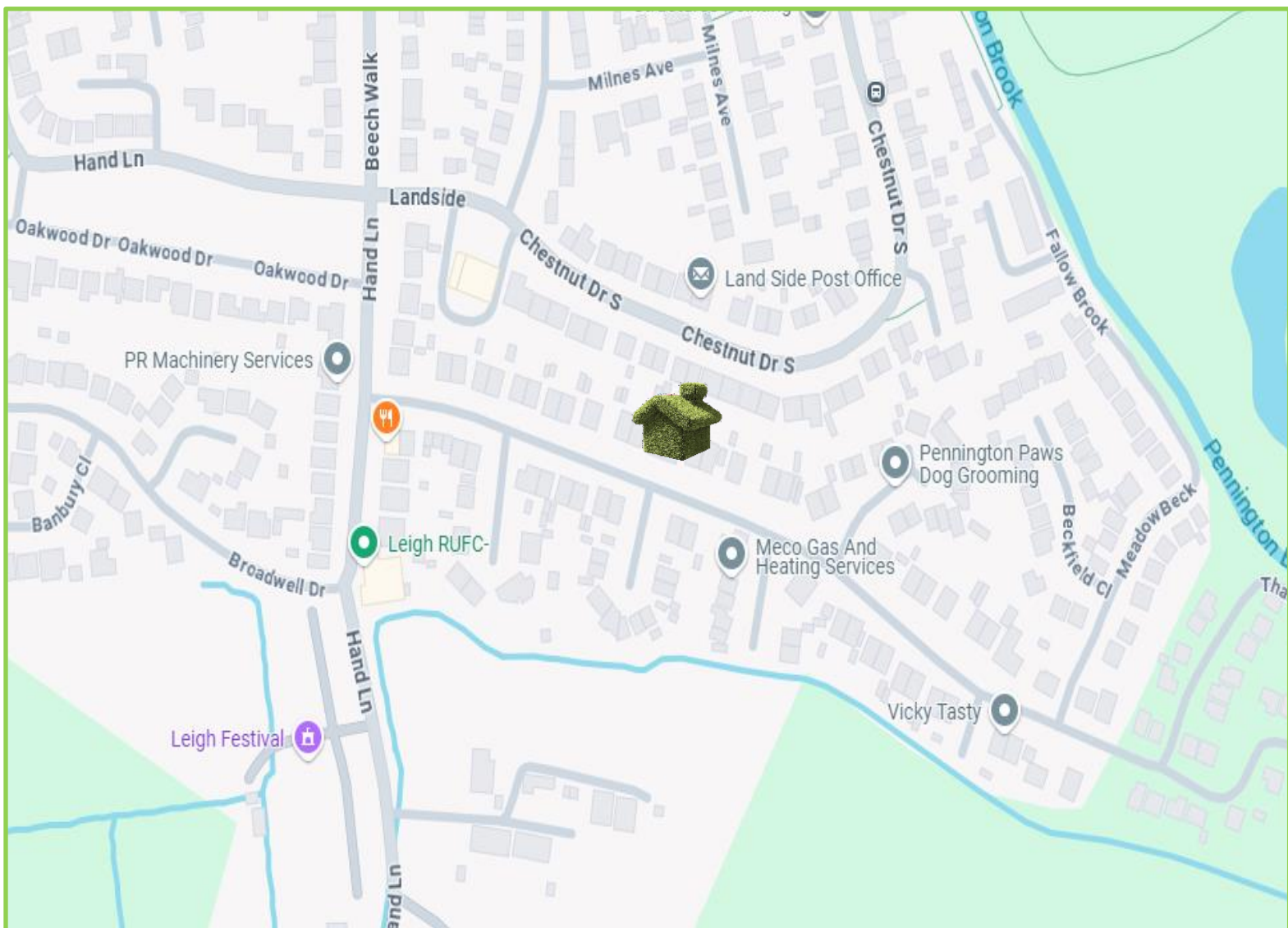


The graph shows this property's current and potential energy rating.

**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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