



## ***Redfield Croft, Leigh WN7 1EN***

**£300,000**

*Nestled in a desirable residential area just off Holden Road, this beautifully presented detached family home offers modern living with excellent access to local amenities and transport links. Ideally situated close to local bus routes, Leigh town centre, the Guided Busway providing direct access to Manchester city centre, and the East Lancashire Road (A580) — perfect for commuters. Families will also appreciate the proximity to Lilford Park and a selection of highly regarded primary and high schools nearby. Step inside to a welcoming hallway with built-in storage and a convenient downstairs WC. The modern kitchen boasts a dual-aspect layout and comes fully equipped with integrated appliances, perfect for family meals or entertaining. The spacious lounge flows seamlessly into a bright and airy conservatory, creating a perfect relaxation space overlooking the garden. Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, alongside a stylish family bathroom. Outside, the property benefits from a front driveway, lawn with well-maintained bedding areas, and a private rear garden featuring a patio area, rear access gate, and a detached garage with power and lighting — ideal for storage or workshop use. This superb family home is a must-see for buyers seeking comfort, convenience, and community.*

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER AREA

### **Hallway**

*Composite Rockdoor, spotlights, wall mounted radiator, storage cupboard, laminate flooring.*

### **Lounge**

*17' 1" x 9' 5" (5.202m x 2.871m) Oak doors to conservatory, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, electric fire in media wall.*

### **Kitchen**

*16' 8" x 8' 11" (5.071m x 2.709m) UPVC double glazed door to rear, spotlights, wall mounted radiator, UPVC double glazed window to front, laminate flooring, soft close wall base and drawer units, ceramic hob and electric oven, integrated washing machine, dryer, dishwasher and double fridge freezer, work surfaces, sink unit with boiling water taps with drainer and mixer tap, in cupboard bin.*

### **Conservatory**

*10' 4" x 14' 7" (3.145m x 4.437m) UPVC double glazed patio door to side, wall lights, wall mounted radiator, UPVC double glazed windows, laminate flooring.*

### **WC**

*Ceiling light point, wall mounted radiator, lino flooring, basin, WC.*

### **Stairs/Landing**

*Spotlights, UPVC double glazed window to rear, carpeted flooring, loft hatch.*

### **Bedroom One**

*12' 6" x 9' 2" (3.798m x 2.798m) Spotlights, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, 2 x single fitted wardrobes.*

### **Ensuite to master**

*Ceiling light point, heated towel rail, UPVC double glazed window to rear, lino flooring, WC, basin, shower, tiled walls.*





### **Bedroom Two**

10' 0" x 9' 3" (3.042m x 2.830m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring, fitted wardrobes.

### **Bedroom Three**

6' 10" x 9' 8" (2.088m x 2.942m) Ceiling light point, wall mounted radiator, UPVC double glazed window, laminate flooring.

### **Bathroom**

6' 9" x 7' 0" (2.058m x 2.126m) Ceiling light point, heated towel rail, UPVC double glazed window to front, tiled flooring, basin, WC, bath, part tiled.

### **Outside**

#### **Front**

Driveway, lawn, bedding surrounds.

#### **Rear**

Patio area, gate.

### **Garage**

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

### **Council Tax Band**

D

### **Tenure**

Freehold

### **Other Information**

Is the water supply mains ? Mains Parking arrangements? Driveway and Garage Is there a flooding risk? No Any coal mining issues? No Type of broadband? Ultra fast Is there any restrictions on the covenant? Right of way to neighbouring property (shared driveway). Is the property of standard construction? Standard Are there any public rights of way? No Safety issues? No









## Energy performance certificate (EPC)

24 REDFIELD CROFT LEIGH WN7 1EN	Energy rating	Valid until: 27 September 2030
	<b>C</b>	Certificate number: 2582-0000-8201-0420-6214

Property type: Detached house

Total floor area: 93 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-standards) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards> <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>.

### 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

### Breakdown of property's energy performance

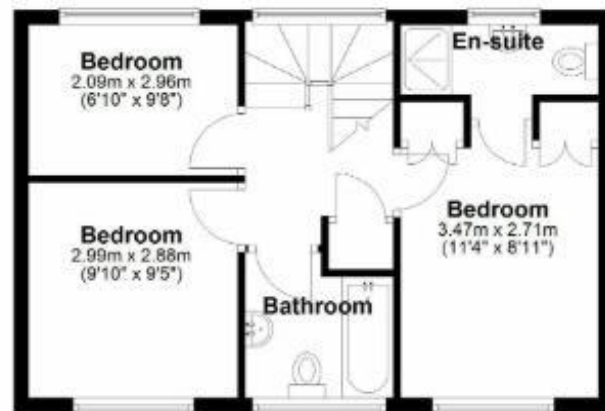
#### Ground Floor

Approx. 53.5 sq. metres (575.7 sq. feet)

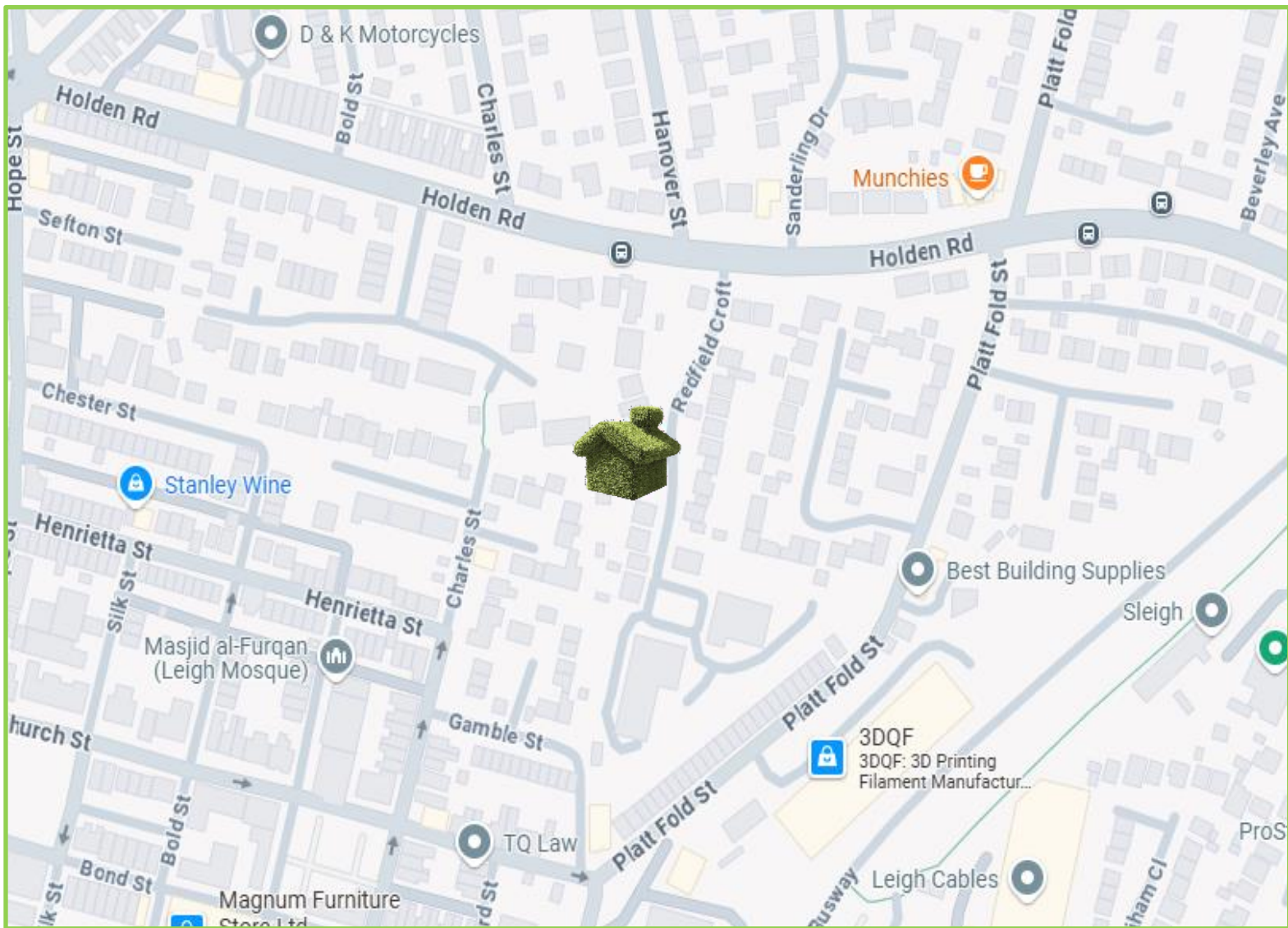


#### First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.



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.

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