



Westbrook Close, Leigh, WN7 5FR

*Offers in Excess of
£189,950*

Nestled in a convenient and sought-after location close to local shops and excellent transport links, this charming 2-bedroom semi-detached property offers a perfect blend of comfort, practicality, and modern living. Upon entering, you are welcomed by a porch leading into the lounge, ideal for relaxing. To the rear of the property is the downstairs W/C continuing to the kitchen diner space, perfect for entertaining or enjoying family meals, with direct access to the rear garden. Upstairs, the property boasts two bedrooms and a family bathroom. Both bedrooms offer ample space for furniture and storage, making the home suitable for couples, small families, or professionals. Externally, the home benefits from a private driveway, providing off-road parking, and a good-sized rear garden, ideal for outdoor entertaining, gardening, or children's play. With its great location close to everyday amenities and public transport, this home combines convenience with comfortable living—perfect for first-time buyers, investors, or those looking to downsize.

- LOCATED ON PARSONAGE GARDENS
- CLOSE TO TRANSPORT LINKS
- WALKING DISTANCE TO SHOPS
- TWO BEDROOMS
- DRIVEWAY TO FRONT
- IDEAL FIRST HOME

Porch

4' 4" x 4' 3" (1.314m x 1.296m) UPVC double glazed door to front elevation, ceiling light point, carpeted flooring.

Lounge

16' 4" x 11' 8" (4.980m x 3.563m) Ceiling light point, x2 Wall mounted radiators, UPVC double glazed window to front elevation, laminate flooring.

Kitchen/Diner

8' 9" x 11' 8" (2.666m x 3.563m) UPVC double glazed french door to rear elevation, spotlights, wall mounted radiator, laminate flooring, wall/base/drawer units, gas hob, electric oven, space for washing machine, space for fridge/freezer, worktops, 1.5 sink unit with drainer and mixer tap.

W/C

Ceiling light point, wall mounted radiator, extractor fan, laminate flooring, basin, toilet.

Stairs/ Landing

Ceiling light point, wall mounted radiator, carpeted flooring, loft hatch.

Bedroom One

8' 9" x 0' 11" (2.675m x 0.272m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, laminate flooring, storage cupboard.

Bedroom Two

7' 7" x 11' 9" (2.309m x 3.586m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring.

Bathroom

5' 6" x 8' 1" (1.686m x 2.469m) Spotlights, heated towel rail, UPVC double glazed window to side elevation, lino flooring, basin, W/C, bath, shower over bath, tiled.



Outside

Front garden

Driveway to front and down side of property, bedding to front.

Rear Garden

Patio area, raised lawn, side gate.

Tenure

Freehold

Council Tax Band

B

Other information

Water supply mains? Mains

Parking arrangements? Drive

Flooding risk? No

Coal mining issues? no

Type of broadband? Bt

Is there any restrictions on the covenant? No

Is the property of standard construction? No

Are there any public rights of way? No

Safety issues? No







Energy performance certificate (EPC)

8 Westbrook Close LEIGH WN7 5FR	Energy rating	Valid until:	23 November 2032
	B	Certificate number:	7262-9339-3449-1224-2226

Property type Semi-detached house

Total floor area 62 square metres

Rules on letting this property

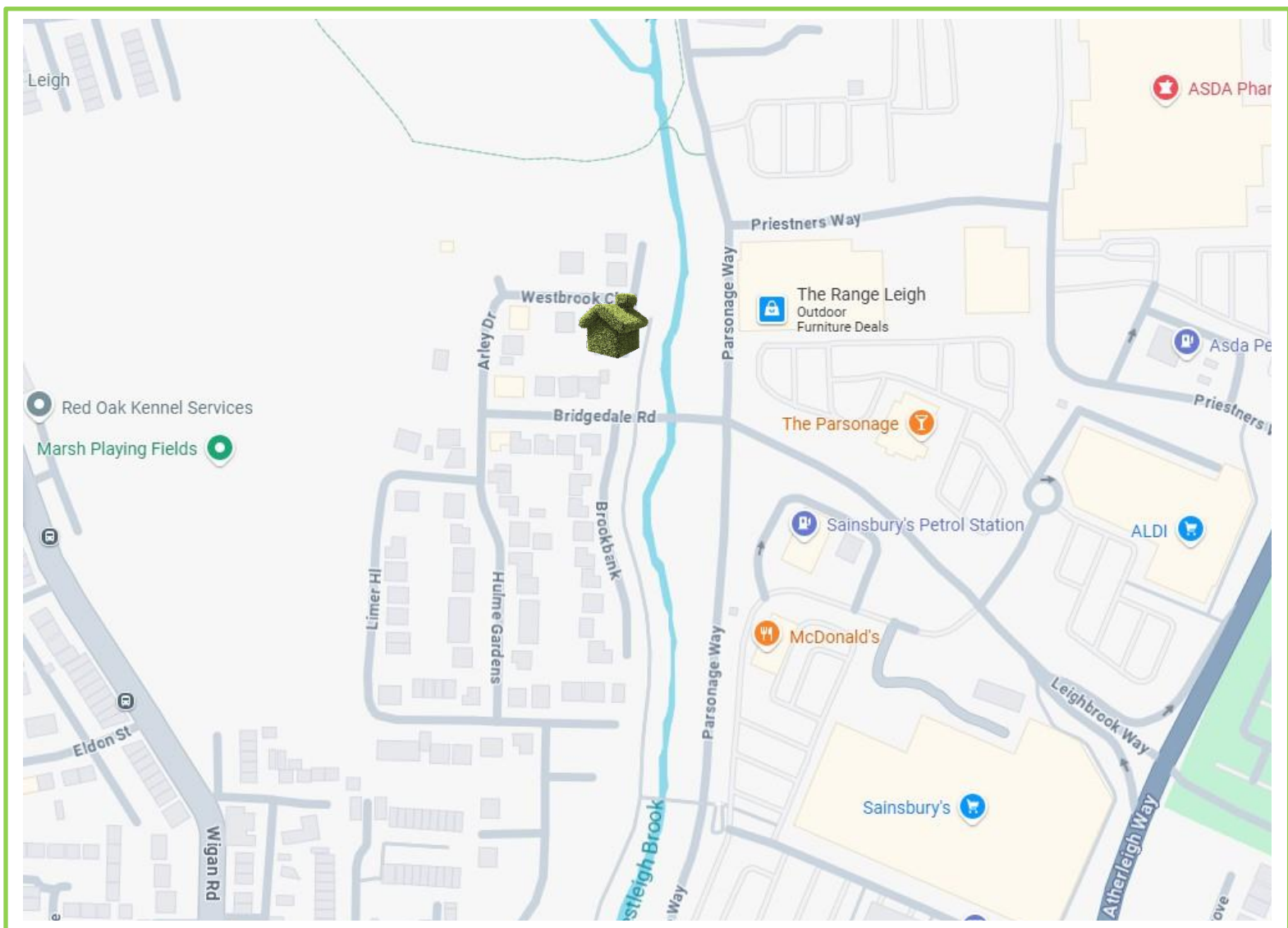
Properties can be let if they have an energy rating from A to E.

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.](#)



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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