



## Twist Lane, Leigh WN7 4EL

**Offers Over £145,000**

*This three-bedroom mid-terraced property is ideally located within walking distance to local bus routes and the popular Parsonage Retail Park, offering a range of supermarkets, shops, and restaurants. Situated close to good schools, it's a fantastic option for families, first-time buyers, or investors alike. The accommodation comprises a lounge, a functional kitchen, three bedrooms, and a family bathroom, offering practical living space throughout. Externally, the property is garden fronted, while to the rear there is a private, enclosed yard with double gates, providing secure access and potential off-road parking. A standout feature of this home is its proximity to Pennington Flash Nature Reserve, which can be easily accessed just across the road via Sandersons street, offering scenic walks and outdoor leisure right on your doorstep. With its convenient location, nearby amenities, and strong potential, this property represents an excellent opportunity for a range of buyers.*

- IDEAL FIRST TIME BUY
- WALKING DISTANCE TO PARSONAGE RETAIL PARK
- BUS ROUTES CLOSE BY
- EXCELLENT ACCESS TO COMMUTER LINKS
- THREE BEDROOMS
- SHORT WALK TO LOCAL SCHOOLS

### **Lounge**

14' 1" x 15' 5" (4.282m x 4.709m) Solid oak door, ceiling light point, wall mounted radiator, wooden double glazed window to front, laminate flooring.

### **Kitchen**

11' 7" x 15' 7" (3.519m x 4.750m) UPVC double glazed door to rear, ceiling light point, 2 wall lights, wall mounted radiator, UPVC double glazed window to rear, lino flooring, wall and base units, freestanding space for oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, tiled walls, breakfast bar.

### **Stairs/Landing**

Ceiling light point, carpeted flooring, loft hatch.

### **Bedroom One**

13' 9" x 9' 6" (4.195m x 2.884m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bedroom Two**

11' 5" x 9' 1" (3.486m x 2.761m) Ceiling light point, wall mounted radiator, wooden double glazed window to front, carpeted flooring.

### **Bedroom Three**

11' 7" x 6' 0" (3.523m x 1.829m) Ceiling light point, wall mounted radiator, wooden double glazed window to front, carpeted flooring.

### **Bathroom**

10' 11" x 5' 10" (3.326m x 1.775m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over, tiled walls, storage cupboard.

### **Outside**

#### **Front**

paved with bark, dwarf wall with gate.





**Rear**

Patio area, shed, double gates.

**Tenure**

Leasehold

**Council Tax Band**

A

**Other Information**

Water mains or private? Mains

Flood risk? No

Coal mining issues in the area?

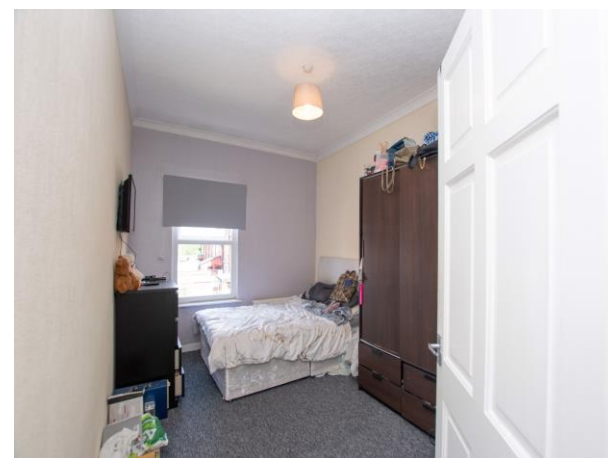
Speak to agent Broadband how provided? Fibre

If there are restrictions on covenants? Not known

Is the property of standard construction? Yes

Are there any public rights of way? Right of way across rear alley/ginnel

Safety Issues? No





Energy performance certificate (EPC)			
202 TWIST LANE LEIGH WN7 4EL	Energy rating <b>D</b>	Valid until:	7 February 2031
		Certificate number:	0981-1001-0202-2879-1204
Property type		Mid-terrace house	
Total floor area		83 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.](#)



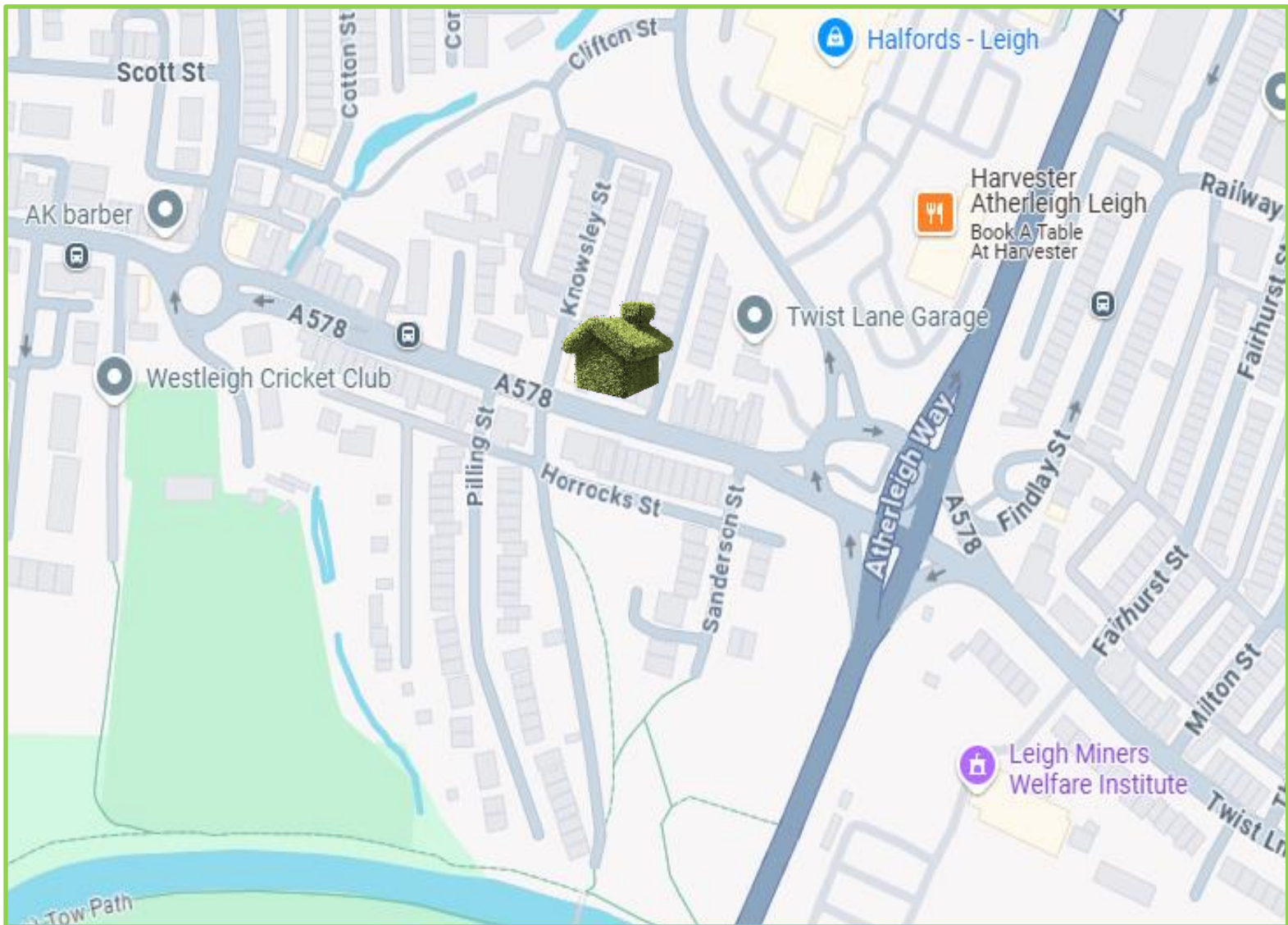
The graph shows this property's current and potential energy rating.

**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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