



Douglas Road Leigh WN7 5HG

£165,000

This well-presented three-bedroom semi-detached home offers an ideal setting for families and commuters alike. Conveniently situated within walking distance of local shops and primary schools, with secondary schools, bus routes, and the Parsonage Retail Park also close by. Excellent transport links are provided via the East Lancashire Road (A580), giving easy access to motorway networks. The accommodation briefly comprises: welcoming entrance hall, lounge, fitted kitchen, three bedrooms, and a modern family shower room. Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear there is a generous garden with both lawn and patio areas—perfect for outdoor entertaining or relaxing.

- IDEAL FOR INVESTORS
- CLOSE TO TRANSPORT LINKS
- CLOSE TO SCHOOLS
- SHOPS NEARBY
- DRIVEWAY
- MODERN SHOWER ROOM

Hallway

3' 10" x 3' 9" (1.159m x 1.150m) UPVC double glazed door to front, spotlights, lino flooring.

Lounge

13' 7" x 12' 3" (4.134m x 3.744m) Ceiling light point, spotlights, wall mounted radiator, UPVC double glazed window to front, vinyl flooring, media wall.

Kitchen

9' 2" x 10' 5" (2.789m x 3.165m) UPVC double glazed french doors, spotlights, wall mounted radiator, tiled flooring, wall base and drawer units, gas 5 ring hob, electric oven, space for fridge freezer, work surfaces, sink unit with drainer and mixer tap, stone tiled walls, dishwasher.

Stairs/Landing

Ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring, loft hatch.

Bedroom One

11' 5" x 13' 5" (3.492m x 4.091m) Spotlights, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Bedroom Two

12' 8" x 8' 10" (3.862m x 2.702m) Ceiling light point, spotlights, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bedroom Three

8' 6" x 6' 3" (2.587m x 1.894m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bathroom

9' 2" x 4' 2" (2.788m x 1.260m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, basin, WC, corner shower unit.



Outside

Front

Driveway

Rear

Patio area, lawn, bedding surrounds, sheds x 2.

Tenure

Leasehold

Council Tax Band

A

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

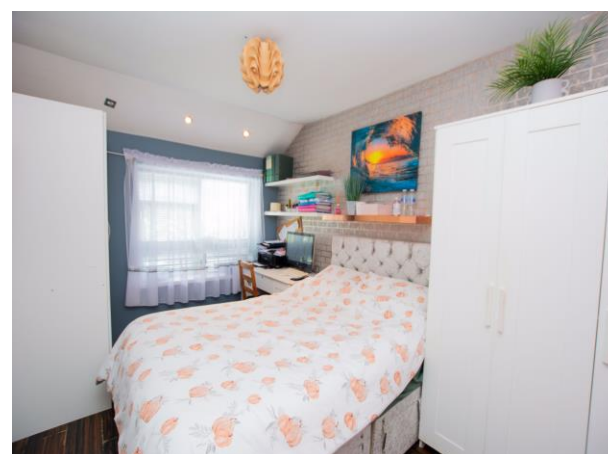
Broadband how provided? Fibre

If there are restrictions on covenants? No

Is the property of standard construction? Yes

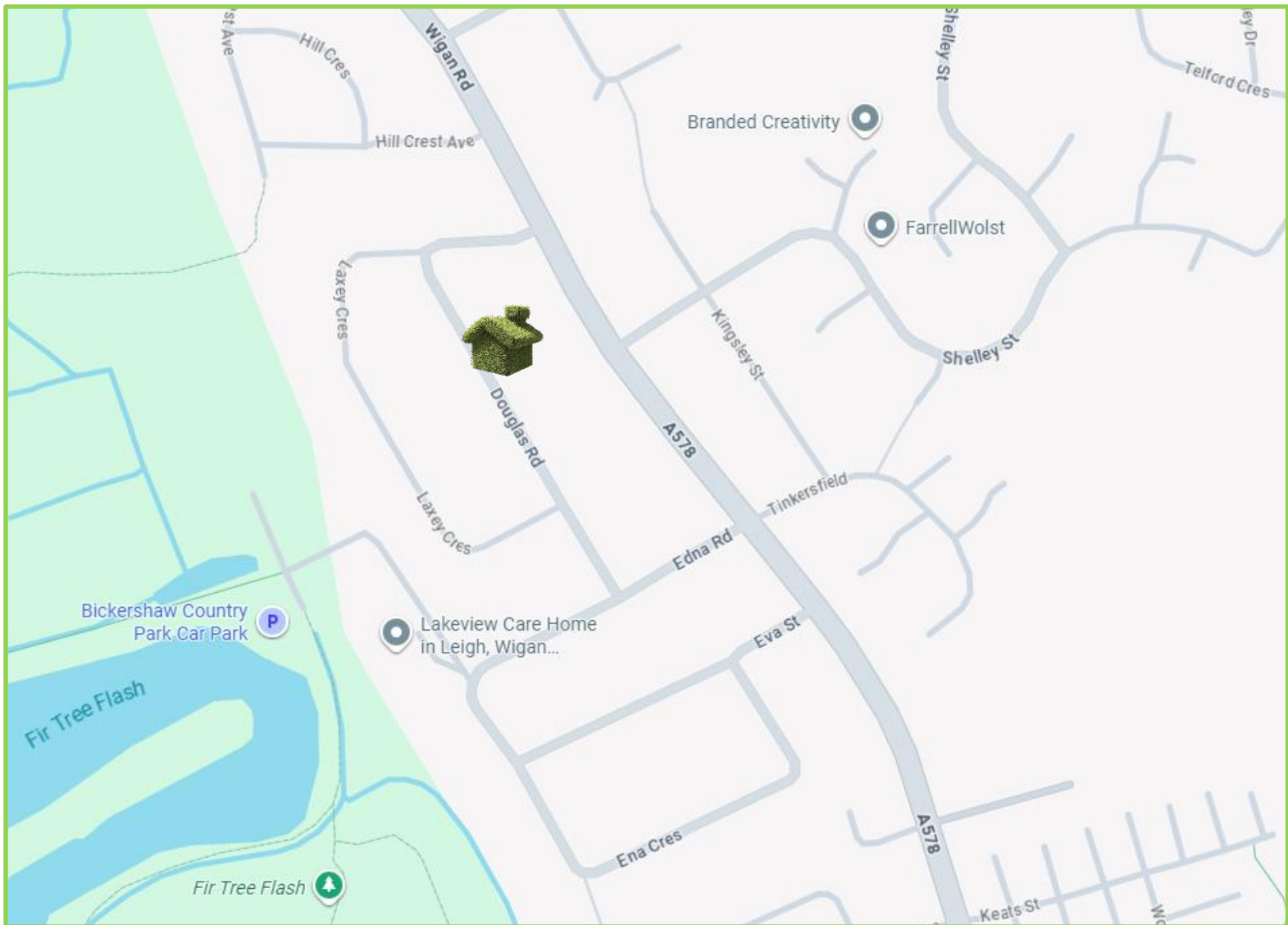
Are there any public rights of way? No

Safety Issues? No









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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