



Elmridge, Leigh WN7 1HN

**Offers in the Region Of
£325,000**

Situated in one of the area's most desirable neighbourhoods, this stylish detached bungalow offers the perfect blend of comfort and convenience. Just a short stroll from The Guided Busway for excellent commuter links, and close to the picturesque Lilford Park, the property is ideally placed for enjoying both nature and easy access to town. Benefiting from a wealth of nearby amenities, reputable schools, and excellent transport connections, this home is perfectly suited to downsizers, professionals, or anyone seeking a high-quality move-in-ready property. The beautifully presented interior comprises a welcoming hallway, lounge, modern kitchen, dining room, conservatory, three bedrooms, and a contemporary family shower room. Refurbished to a superb standard throughout, this home offers stylish living in a highly sought-after setting.

- NO ONWARD CHAIN
- CLOSE TO TRANSPORT LINKS
- MOVE IN CONDITION
- THREE RECEPTION ROOMS
- HIGHLY SOUGHT AFTER AREA
- BEAUTIFUL REAR GARDEN

Hallway

Wooden front door, ceiling light point x 2, wall mounted radiator, storage cupboard.

Lounge

16' 0" x 10' 2" (4.881m x 3.106m) Ceiling light point, wall mounted radiator, 2 x velux windows, carpeted flooring, electric fire.

Kitchen

9' 1" x 9' 5" (2.756m x 2.868m) Spotlights, UPVC double glazed window to rear, vinyl flooring, wall base and drawer units, ceramic hob and electric oven, integrated washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, part tiled.

Dining Room

9' 1" x 7' 11" (2.764m x 2.422m) UPVC sliding doors to conservatory, ceiling light point, wall mounted radiator, vinyl flooring.

Conservatory

7' 8" x 9' 3" (2.342m x 2.812m) Spotlights, UPVC double glazed windows, vinyl flooring.

Bedroom One

10' 3" x 11' 1" (3.113m x 3.378m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Two

8' 11" x 9' 4" (2.713m x 2.836m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Three

8' 11" x 7' 9" (2.724m x 2.361m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bathroom

5' 5" x 6' 1" (1.639m x 1.851m) Ceiling light point, heated towel rail, UPVC double glazed window to front, lino flooring,



basin, WC, walk in shower with waterfall shower head, tiled walls.

Outside

Garage

Front

Driveway, lawn, bedding surrounds.

Rear

Patio area, lawn.

Tenure

Leasehold

Council Tax Band

B

Other Information

Is the water supply mains or private? Mains

Parking arrangements? Driveway

Is there a flooding risk? Yes

Any coal mining issues? No

Type of broadband? Virgin Media

Is there any restrictions on the covenant? No

Is the property of standard construction? Standard

Are there any public rights of way? No

Safety issues? No safety issues







Energy performance certificate (EPC)			
54 Elmridge LEIGH WN7 1HN	Energy rating D	Valid until:	18 September 2033
		Certificate number:	9976-1017-0211-6877-0204
Property type		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

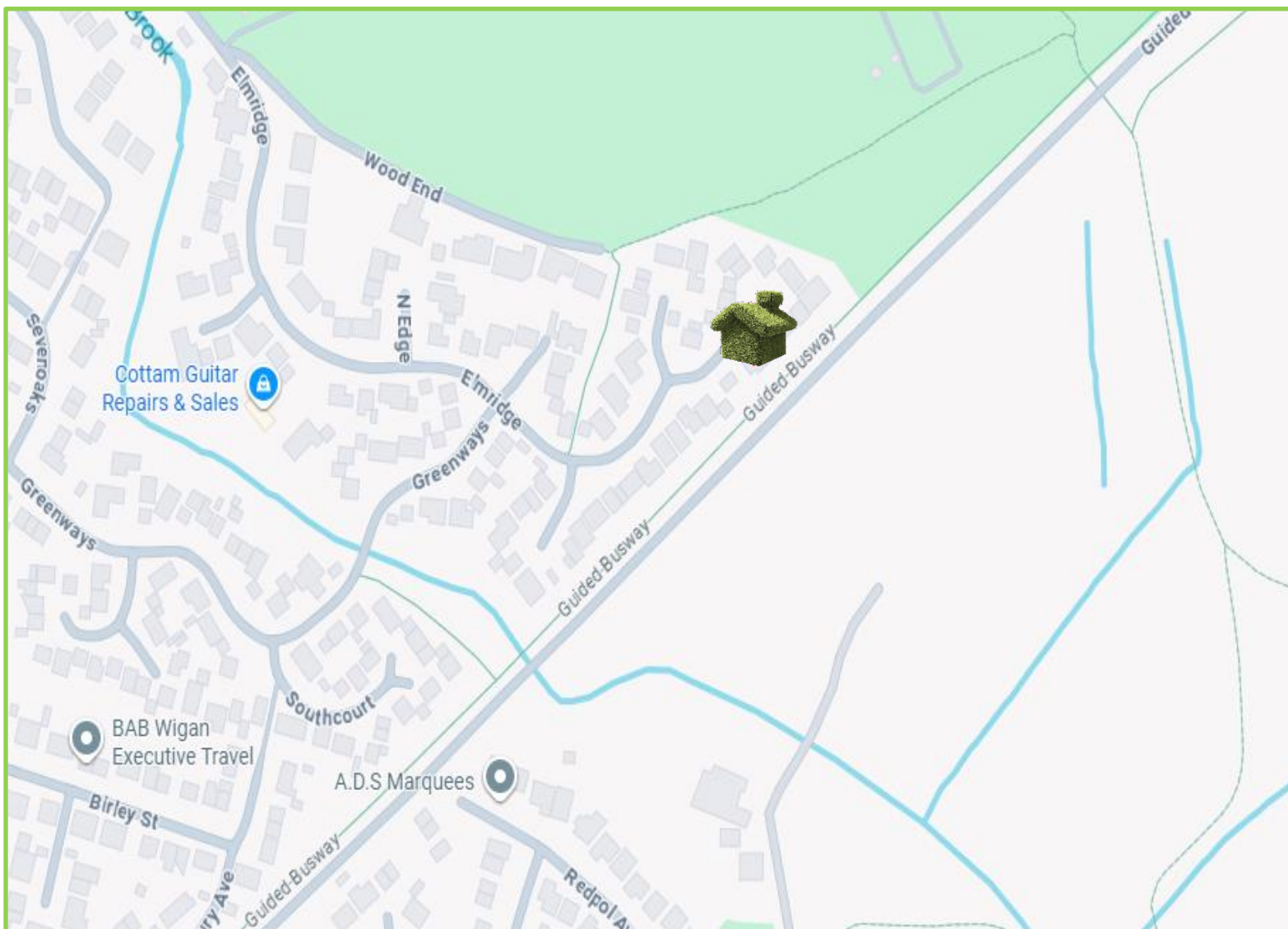


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Gross internal area(excluding garage)approx :>
73 sq m / 790 sq ft



This plan is for layout guidance only. Not drawn to scale unless otherwise stated.
Whilst every care is taken in the preparation of this plan, please check all



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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