



Leigh Road, Atherton M46 0PQ

*Offers in Excess of
£325,000*

This well-presented three-bedroom detached property is ideally located within sought-after school catchment areas and offers convenient access for commuters via the nearby Atherleigh Way bypass. Just a short drive from both Atherton and Leigh town centres, and within walking distance of Howe Bridge Sports Centre, the property enjoys a fantastic location for both families and professionals. The ground floor accommodation includes an entrance hallway, lounge, a spacious open-plan kitchen/dining/family room, office, snug, WC, and utility room. Upstairs, you'll find three bedrooms, including a master with en-suite, along with a modern family bathroom. Externally, there is a driveway to the side of the property. The rear garden features a patio area, lawn, decorative bedding borders, gated access, bin storage, a bike mount, and an external power socket—ideal for outdoor living and storage needs. Comes with 6 years PCC warranty.

- NEW BUILD PROPERTY
- 3 RECEPTION ROOMS
- PARKING TO SIDE
- ENSUITE TO MASTER
- BEAUTIFUL REAR GARDEN
- UTILITY ROOM AND WC

Hallway

24' 6" x 4' 4" (7.475m x 1.322m) UPVC double glazed composite door to front, spotlights, wall mounted radiator, storage cupboard, LVT flooring.

Lounge

21' 11" x 9' 4" (6.669m x 2.844m) Double doors, ceiling light point x 2, spotlights, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, electric fire, media wall.



Kitchen/Dining area

13' 11" x 20' 9" (4.238m x 6.317m) UPVC double glazed french doors to rear, spotlights, ceiling light point, 2 wall lights, wall mounted radiator x 2, UPVC double glazed window to rear x 2, kitchen island, LVT flooring, wren wall base and drawer soft close units, 5 ring ceramic hob and electric oven, space for fridge freezer 1 1/2 sink unit with drainer and mixer tap, 2 x volted skylights, wine rack, integrated dishwasher.



Office

8' 0" x 7' 1" (2.431m x 2.151m) Ceiling light point, wall mounted radiator, carpeted flooring.



Snug

9' 10" x 9' 2" (2.985m x 2.793m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

WC

Ceiling light point, LVT flooring, basin, WC.

Utility Room

5' 6" x 6' 11" (1.684m x 2.118m) Ceiling light point, LVT flooring, work surface, plumbing for washing machine.

Stairs/Landing

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



Bedroom One

10' 8" x 17' 1" (3.261m x 5.198m) Spotlights, wall mounted radiator x 2, UPVC double glazed window to front x 2, carpeted flooring.

Ensuite

Spotlights, heated towel rail, LVT flooring, WC, basin, shower, PVC panels, bluetooth mirror.

Bedroom Two

16' 3" x 6' 11" (4.955m x 2.112m) Ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

10' 3" x 9' 0" (3.130m x 2.755m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

5' 6" x 9' 0" (1.673m x 2.733m) Spotlights, heated towel rail, UPVC double glazed window to side, LVT flooring, basin, WC, bath with shower over with waterfall shower head, PVC panels, Bluetooth mirror, 2 x recessed shelving.

Outside

Rear

Patio area, lawn, bedding surrounds, gate, bin storage, bike mount, outside socket, EV charging station. Solar panels - owned.

Other Information

Water mains or private? Mains Parking arrangements? Driveway Flood risk? None known Coal mining issues in the area? None known Broadband how provided? None If there are restrictions on covenants? None Is the property of standard construction? Yes Are there any public rights of way? None known Safety Issues? None known

Tenure

Leasehold







Energy performance certificate (EPC)		
271 Leigh Road ATHERTON M48 0PQ	Energy rating	Valid until: 17 July 2035
	A	Certificate number: 3200-4881-0732-3590-3353
Property type	Detached house	
Total floor area	146 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 A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

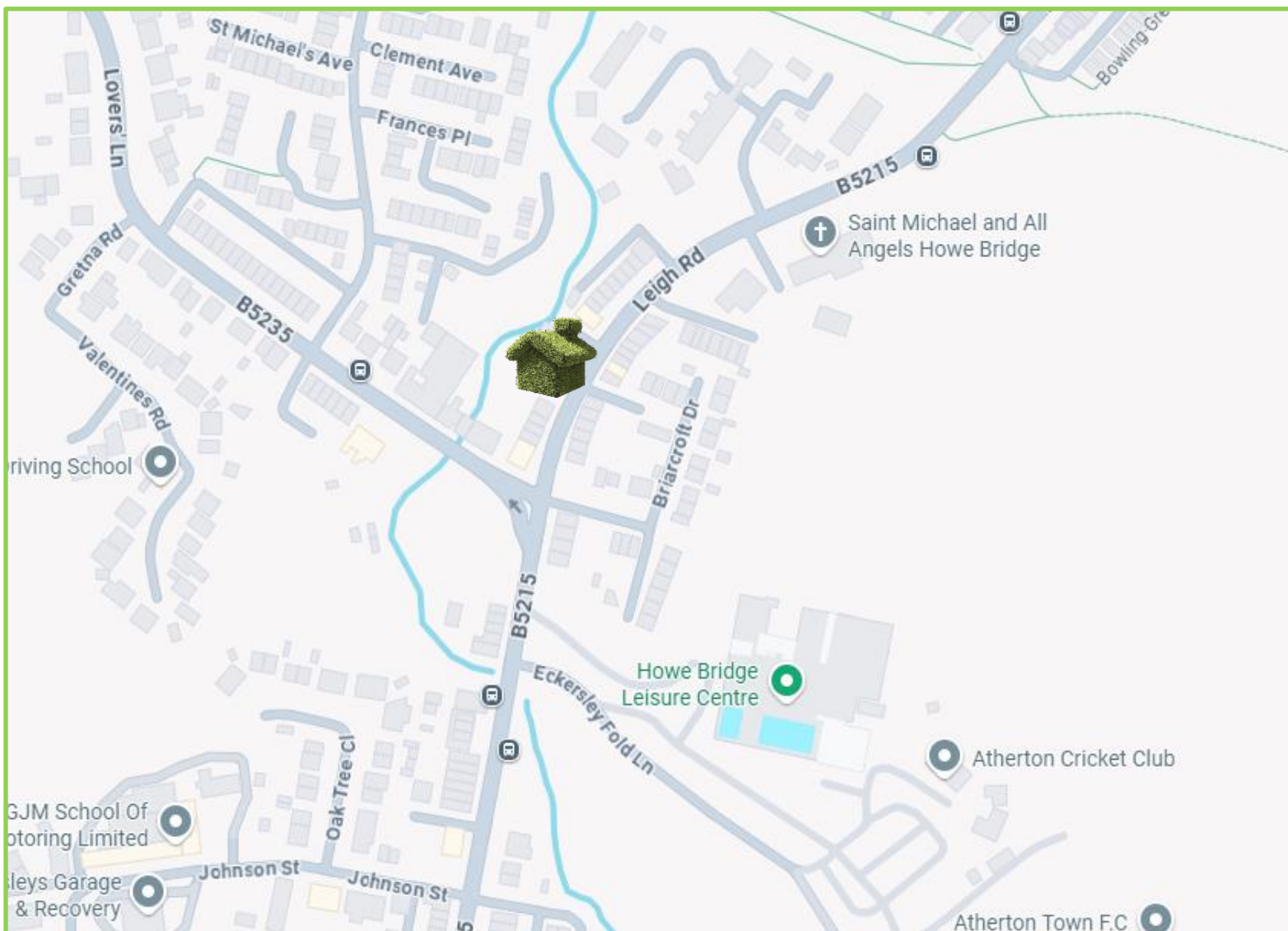


The graph shows this property's current and potential energy rating.

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.

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