



Stone Cross
ESTATE AGENTS

Ledgard Avenue, Leigh WN7 4BD

Offers Over £349,950

Positioned on the ever-popular Sports Village development in Leigh, this impressive four-bedroom detached home has been meticulously maintained and is beautifully presented throughout. The accommodation comprises a welcoming hallway, spacious lounge, modern kitchen, separate dining room, and ground-floor WC. To the first floor, there are four well-proportioned bedrooms, including a master with en-suite, along with a stylish family bathroom. Externally, the property enjoys a driveway, front lawn with attractive bedding surrounds, and to the rear a private garden featuring a lawn and patio area—perfect for outdoor entertaining. Additional visitor permit parking is available on surrounding streets. Ideally situated within walking distance of Leigh Sports Village, local amenities, and excellent transport links, this home is perfectly placed for families and commuters alike.

- IDEAL FOR COMMUTERS
- SOUGHT AFTER AREA
- TWO RECEPTION ROOMS
- BEAUTIFUL REAR GARDEN
- DRIVEWAY AND GARAGE
- ENSUITE TO MASTER

Hallway

UPVC double glazed door to front, ceiling light point, storage cupboard, wall mounted radiator, laminate flooring.

Lounge

15' 9" x 10' 0" (4.813m x 3.056m) UPVC double glazed french door to rear, ceiling light point, wall mounted radiator x 2, UPVC double glazed window to front, laminate flooring.

Kitchen

14' 5" x 16' 7" (4.383m x 5.042m) UPVC double glazed bifold doors to rear, UPVC double glazed french doors to side, spotlights, vertical radiator, laminate flooring, wall base and drawer soft close units, double electric oven, microwave and NEFF induction hob, integrated washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, dishwasher, island sockets, breakfast bar, pantry, storage cupboard.

Dining Room

10' 8" x 9' 3" (3.261m x 2.813m) Ceiling light point, wall mounted radiator, UPVC double glazed windows to front and side, laminate flooring.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, basin, WC.

Stairs/Landing

Ceiling light point, UPVC double glazed window to rear, carpeted flooring, loft hatch (loft is boarded, ladders and light)

Bedroom One

9' 5" x 15' 9" (2.858m x 4.795m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear x 3, carpeted flooring, fitted wardrobes.

Bedroom Two

11' 1" x 10' 0" (3.379m x 3.056m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.



Bedroom Three

11' 2" x 13' 0" (3.406m x 3.956m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, fitted wardrobes.

Bedroom Four

6' 2" x 7' 0" (1.868m x 2.125m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

6' 10" x 5' 7" (2.076m x 1.705m) Ceiling light point, wall mounted radiator, extractor fan, lino flooring, basin, WC, bath, part tiled.

Garage

Driveway, lawn, bedding surrounds.

Front

Driveway, lawn, bedding surrounds.

Rear

Patio area, lawn.

Tenure

Leasehold

Council Tax Band

E

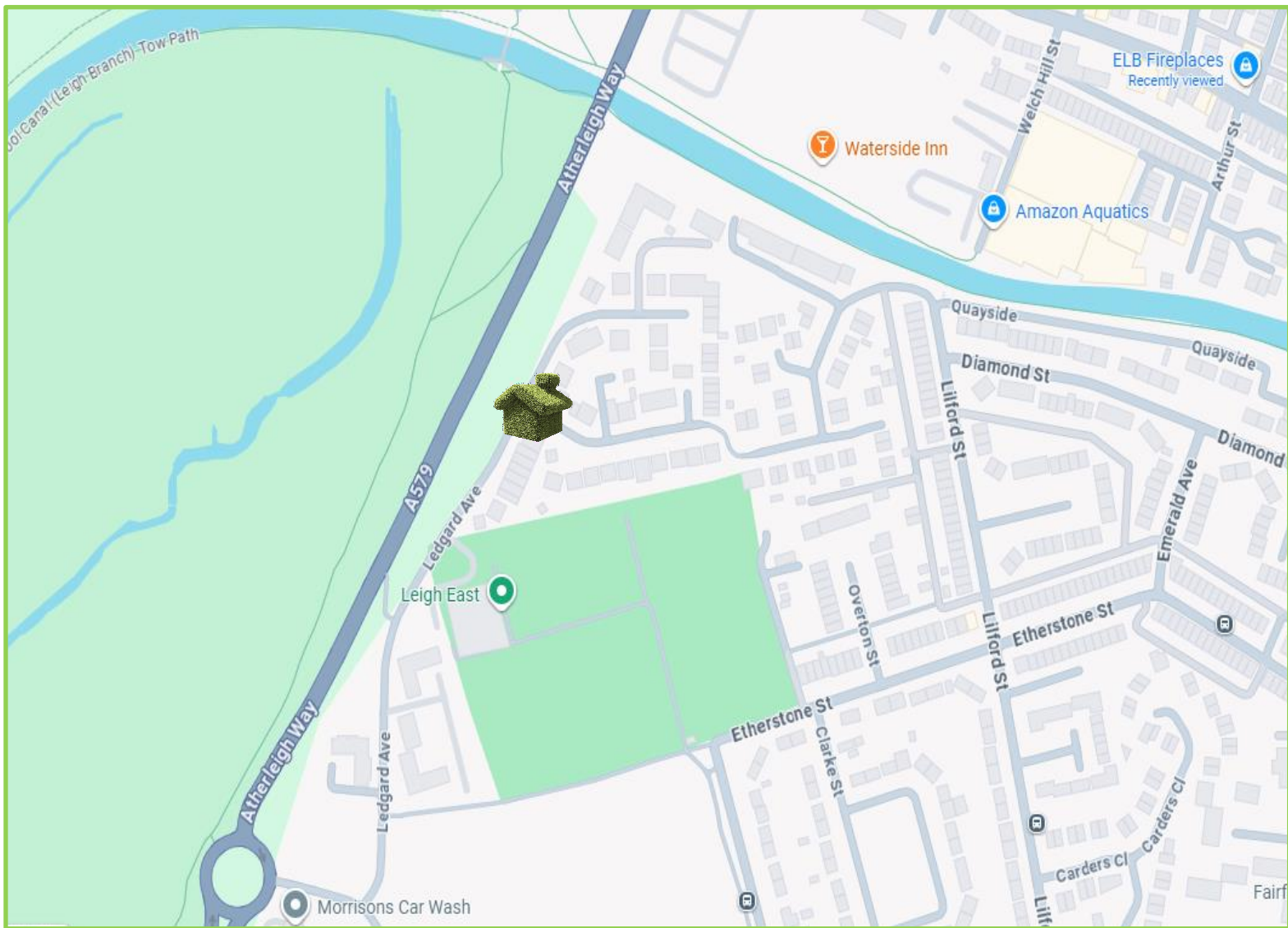
Other Information

Water mains or private? Mains Parking arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? Sky If there are restrictions on covenants? Not Known 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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