



Hope Carr Road, Leigh WN7 3ET

£225,000

Ideally located just a short stroll from Leigh Town Centre, this well-presented three-bedroom mews property offers convenient access to local shops, amenities, and major bus routes. With the East Lancashire Road only a short drive away, commuting to Manchester, Liverpool, and the wider motorway network is quick and straightforward. The accommodation briefly comprises: welcoming entrance hallway, bright and spacious lounge, fitted kitchen, and a versatile dining room, which can also serve as a fourth bedroom, home office, or playroom. There is also a downstairs shower room and separate WC, adding extra practicality for family living. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Externally, the property features a private driveway to the front, and to the rear, a low-maintenance patio garden with a charming summer house equipped with power and electric – perfect for entertaining, relaxing, or use as a garden office. This home offers flexible living space in a highly convenient location – ideal for families, professionals, or investors alike.

- EXTENDED
- SUMMER HOUSE TO REAR
- THREE GOOD SIZED BEDROOMS
- EXCELLENT TRANSPORT LINKS
- TWO RECEPTION ROOMS
- DRIVEWAY

Hallway

9' 8" x 6' 2" (2.955m x 1.870m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

Lounge

11' 2" x 16' 1" (3.414m x 4.913m) Ceiling light point, wall mounted radiator, 2 x UPVC double glazed window to rear, laminate flooring.

Kitchen

7' 11" x 12' 9" (2.405m x 3.876m) Ceiling light point x 2, UPVC double glazed window to front x 2, tiled flooring, wall base and drawer units, gas hob, electric oven, space for washing machine and fridge freezer, solid wooden work surfaces, sink unit with mixer tap and drainer, part tiled walls.

Dining Room

23' 11" x 10' 3" (7.288m x 3.134m) UPVC double glazed french doors to rear, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Downstairs Shower Room

Ceiling light point, UPVC double glazed window to front, tiled flooring, shower, WC, basin.

WC

Ceiling light point, UPVC double glazed window to front, carpeted flooring, basin, WC.

Stairs/Landing

Ceiling light point, UPVC double glazed window to rear, carpeted flooring, loft hatch.

Bedroom One

19' 6" x 10' 3" (5.939m x 3.127m) Ceiling light point x 2, UPVC double glazed window x 2 to front and rear, wooden flooring.

Bedroom Two

11' 11" x 11' 11" (3.621m x 3.640m) Ceiling light point x 2, wall mounted radiator, UPVC double glazed window to front x 2, laminate flooring.



Bedroom Three

7' 4" x 13' 1" (2.244m x 3.989m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear x 2, laminate flooring.

Bathroom

8' 10" x 6' 11" (2.693m x 2.117m) Spotlights, heated towel rail, UPVC double glazed window to front, tiled flooring, basin, Wc, bath with shower over, tiled walls.

**Outside****Front**

Driveway

Rear

Patio area, summer house with power and electric.

**Tenure**

Freehold

Council Tax Band

A

Other Information

Is the water supply mains or private? Mains

Parking arrangements? Driveway

Is there a flooding risk? No

Any coal mining issues at your property ? No

Type of broadband? Cable

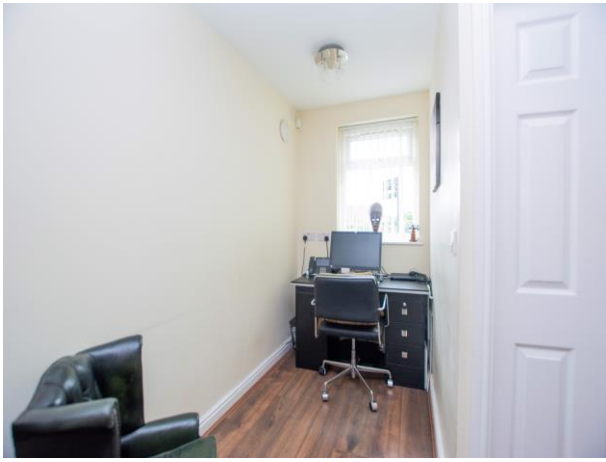
Any restrictions on the covenant? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety issues? No







Energy performance certificate (EPC)			
14 Hope Carr Road LEIGH WN7 3ET	Energy rating D	Valid until:	5 August 2035
		Certificate number:	7735-0428-8500-0326-3202
Property type		End-terrace house	
Total floor area		111 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 C.

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

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

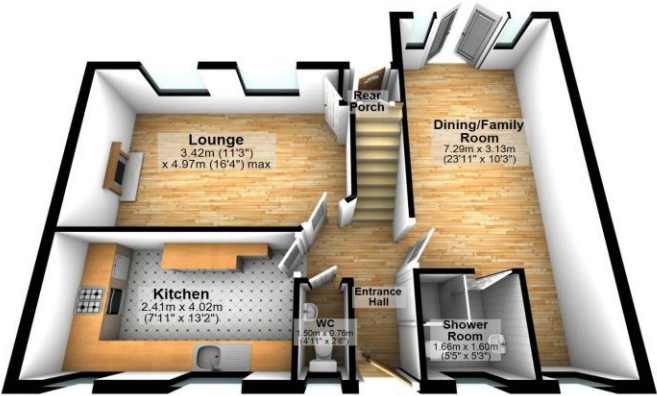
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

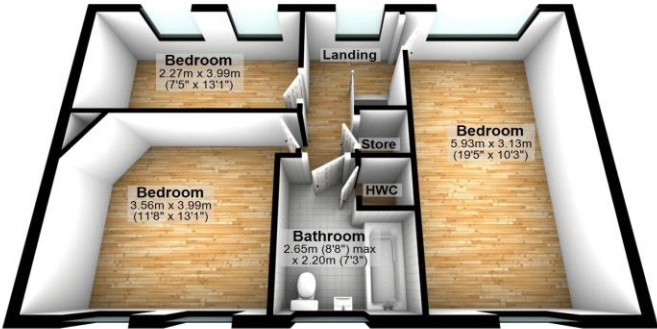
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

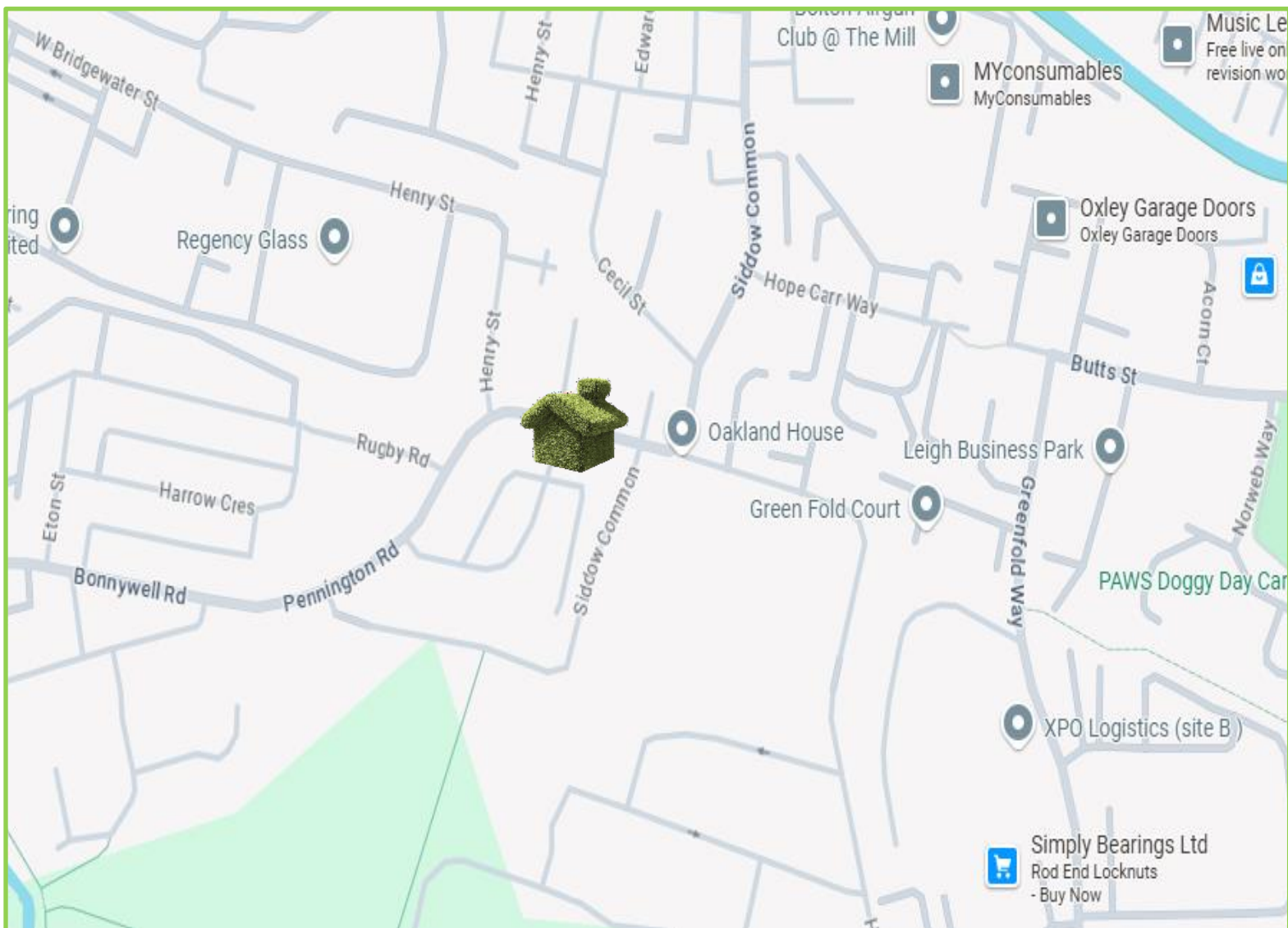
Ground Floor



First Floor



Total area: approx. 113.0 sq. metres (1216.3 sq. feet)



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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