



Runfield Close, Leigh WN7 1EP

£225,000

This spacious and modern three-storey townhouse is ideally situated in a popular residential area in Leigh, just off Holden Road. Perfectly positioned for commuters and families alike, the property is within walking distance of the guided bus route offering direct access to Manchester city centre, as well as local shops and regular bus routes. The accommodation is set across three well-designed floors. The ground floor features a versatile bedroom, a convenient utility room, a shower room, and access to an integral garage. On the first floor, you'll find a bright and spacious lounge, perfect for relaxing or entertaining, alongside a well-appointed kitchen/diner with ample space for family meals. The second floor boasts two generous bedrooms, each benefiting from their own private en-suite, providing comfort and privacy for family members or guests. Externally, the property offers a driveway and garage to the front, while the rear garden features a low-maintenance patio area, artificial grass, and well-kept bedding surrounds — ideal for outdoor dining or relaxing in the warmer months. With its excellent layout, fantastic location, and close proximity to transport links, this home is an ideal choice for professionals, families, or those looking for flexible living in a convenient and sought-after location.

- NO ONWARD CHAIN
- THREE STOREY
- 3 SHOWER ROOMS
- CLOSE TO TRANSPORT LINKS
- GARAGE AND DRIVEWAY
- POPULAR LOCATION

Hallway

Composite door, ceiling light point x 2, wall mounted radiator, stairs to first floor, door to garage and storage cupboard.

Utility Room

7' 10" x 5' 7" (2.39m x 1.69m) Composite door to rear, ceiling light point, wall mounted radiator, part tiled walls, boiler, space for washing machine and dryer, base units.

Bedroom Three ground floor

8' 0" x 8' 9" (2.44m x 2.67m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Lounge

17' 6" x 14' 8" (5.33m x 4.46m) Ceiling light point x 2, wall mounted radiator, UPVC double glazed window to front, wooden flooring.

Kitchen

8' 0" x 14' 8" (2.44m x 4.46m) Ceiling light point x 2, wall mounted radiator, 2 x UPVC double glazed windows to rear, wall base and drawer units, electric oven and gas hob, extractor fan, space for dishwasher and fridge freezer, 1 1/2 sink unit with mixer tap and drainer, part tiled walls.

Shower Room

9' 3" x 2' 10" (2.82m x 0.86m) Ceiling light point, wall mounted radiator, basin, shower, part tiled walls.

Stairs/Landing to first floor

Ceiling light point, wall mounted radiator, carpeted flooring.

Bedroom One

11' 8" x 12' 9" (3.55m x 3.89m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes x 2.

Ensuite to bedroom one

6' 6" x 5' 7" (1.98m x 1.69m) Ceiling light point, wall mounted radiator, WC, basin, bath with shower over, part tiled walls.



Bedroom Two

8' 7" x 14' 8" (2.61m x 4.48m) Ceiling light point, wall mounted radiator, UPVC double glazed window x 2 to rear, carpeted flooring.

Ensuite to bedroom Two

5' 11" x 5' 7" (1.80m x 1.70m) W/C, sink unit, shower, part tiled, ceiling light point, wall mounted radiator.

Outside

Front

driveway, plants/trees to side.

Garage

Power, lighting, up and over door, integral door.

Rear Garden

Patio area, artificial grass, bedding surrounds.

Tenure

Leasehold

Council Tax Band

C

Other information

Water mains or private? Mains Parking arrangements? Driveway Flood risk? Not Known Coal mining issues in the area? Not Known Broadband how provided? Not Known If there are restrictions on covenants? Not Known Is the property of standard construction? Not Known Are there any public rights of way? Not Known Safety Issues? Not Known







Energy performance certificate (EPC)			
22 Runfield Close LEIGH WN7 1EP	Energy rating C	Valid until:	20 June 2032
		Certificate number:	2262-1189-9116-7453-5851
Property type		Mid-terrace house	
Total floor area		100 square metres	

Rules on letting this property

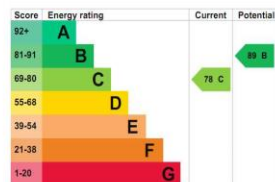
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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

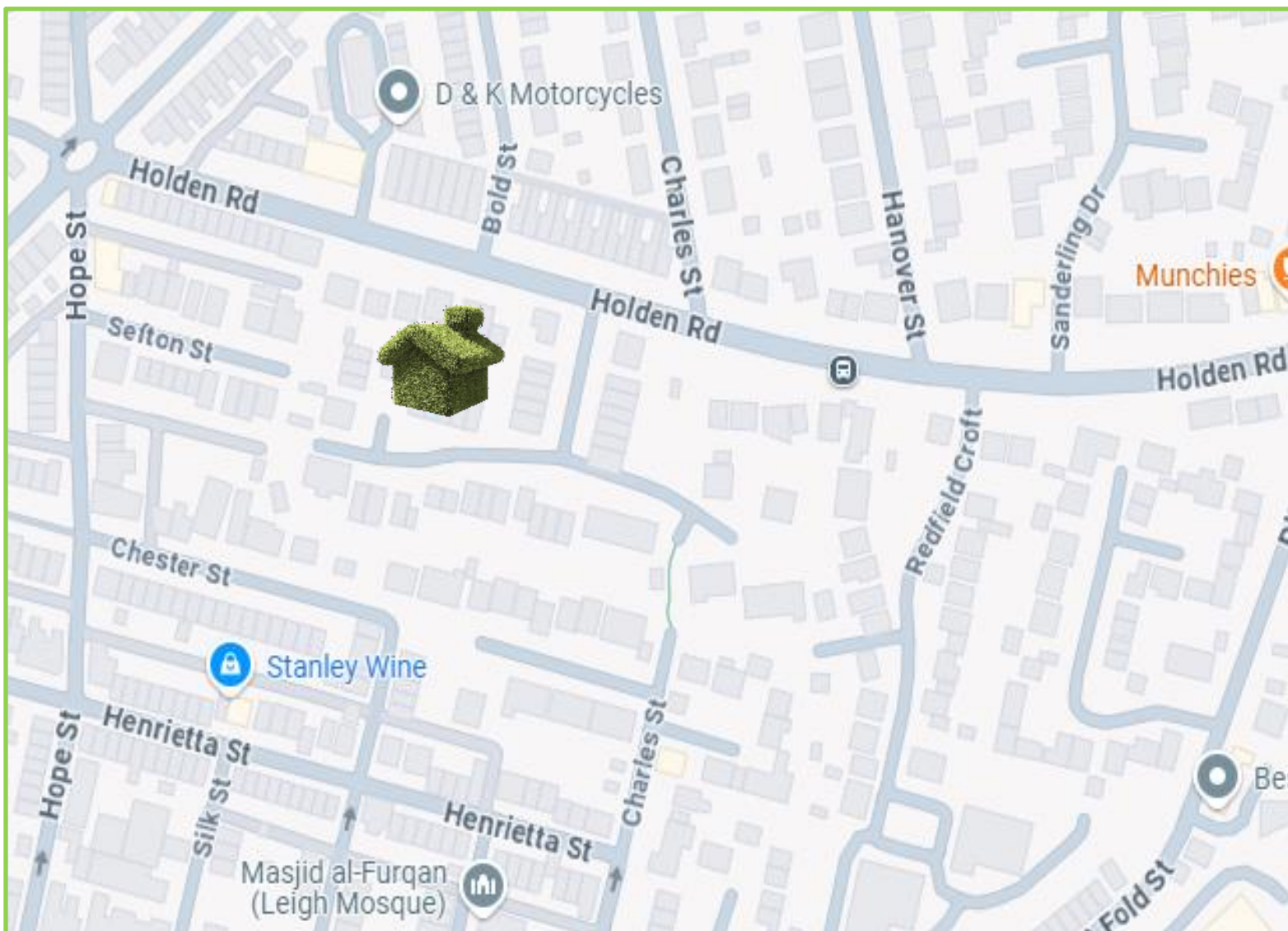


The graph shows this property's current and potential energy rating.

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



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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