



Higham
Estate Agents



10 Hadfield Grove

, Leigh, WN7 2ET

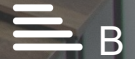
Asking price £185,000

HIGHAM ESTATE AGENTS are thrilled to present a stunning two-bedroom end mews home. Located in the desirable Walmsley Park development in Leigh, this property boasts convenient access to local amenities and transport links, including the guided busway. It is just a few minutes' drive from well-regarded schools and popular Retail Parks including Loom & Parsonage, plus it comes with the remainder of an NHBC warranty.

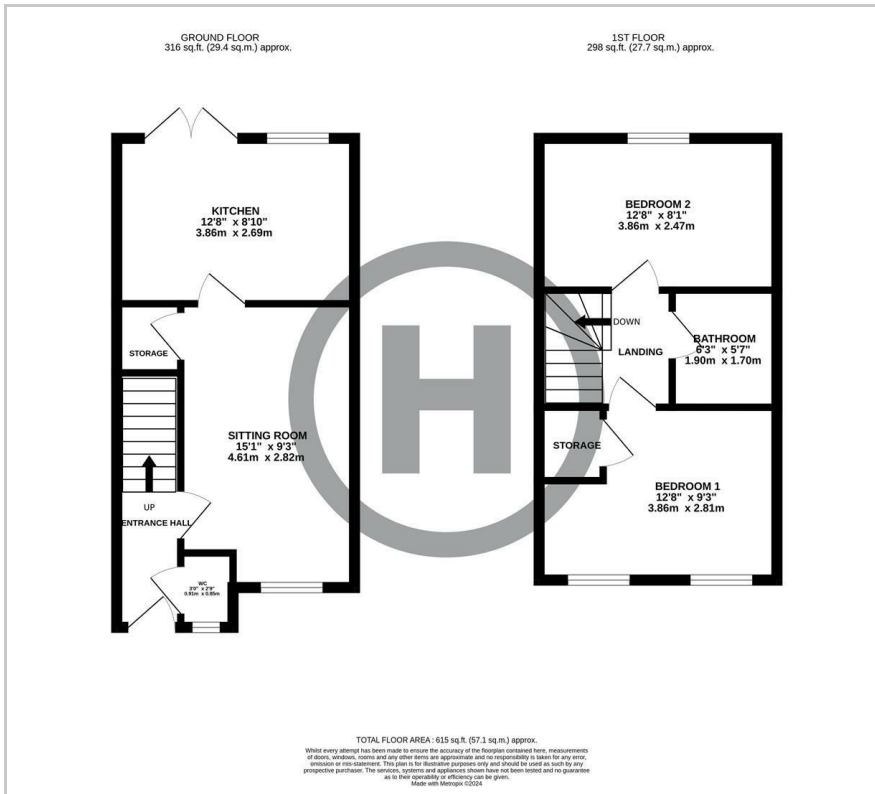
- End Mews Property
- Two Double Bedrooms
- Driveway Parking
- Immaculate Through Out
- Popular Residential Location
- Service Charge £160.52 PA
- Freehold
- Council Tax Band

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property Description

The property features an inviting entrance hallway that grants access to the downstairs W.C., a staircase leading to the first floor, and a door that opens into the sitting room.

The generous sitting room features a front-facing window, access to under-stair storage, and a door that leads into the kitchen. The contemporary kitchen boasts a range of stylish wall and base units, complemented by attractive work surfaces and integrated appliances. It includes a rear-facing window, rear patio doors that open into the garden, and a spacious dining area.

Ascending to the first floor, you'll find a generously sized master bedroom located at the front of the property, featuring two front-facing windows and a built-in storage cupboard above the stairs. The second double bedroom is situated at the rear, complete with a rear-facing window. Positioned between the two bedrooms, the bathroom is accessible from the spacious landing area and includes a contemporary three-piece suite, complete with an over-bath shower and stylish wall tiling.

At the front, the property features a shared access driveway that accommodates parking for two vehicles. In the back, you'll find a low-maintenance garden with both lawn and patio spaces. A gate at the bottom of the garden provides access around to the side for convenient rear entry.

This freehold property features traditional construction, UPVC double glazing, and is connected to all main services while being heated by gas central heating. Please be aware that an annual service fee is required, with the most recent statement for the period of November 2023 to October 2024 totaling £160.52. The current owner is unsure how the yearly charges are calculated or whether there is a review period. We recommend consulting your conveyancing solicitor for guidance.

Additional Information

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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