



Higham
Estate Agents



9 Thorneycroft

, Leigh, WN7 2TH

£425,000

HIGHAM ESTATE AGENTS are thrilled to present a spacious three-bedroom detached home located in a peaceful area of Leigh. This well-proportioned family residence features generous living spaces, including two reception rooms and three generous bedrooms. Nestled in a desirable neighborhood just off the esteemed Green Lane, it offers convenient access to the town center, complete with all essential amenities, and is within walking distance of family-friendly pubs and restaurants.

- Three Bedroom Detached
- Large Driveway & Double Garage
- Two Reception Rooms
- Peaceful Location off Green Lane
- Wigan Council Tax Band E
- Freehold

Viewing

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



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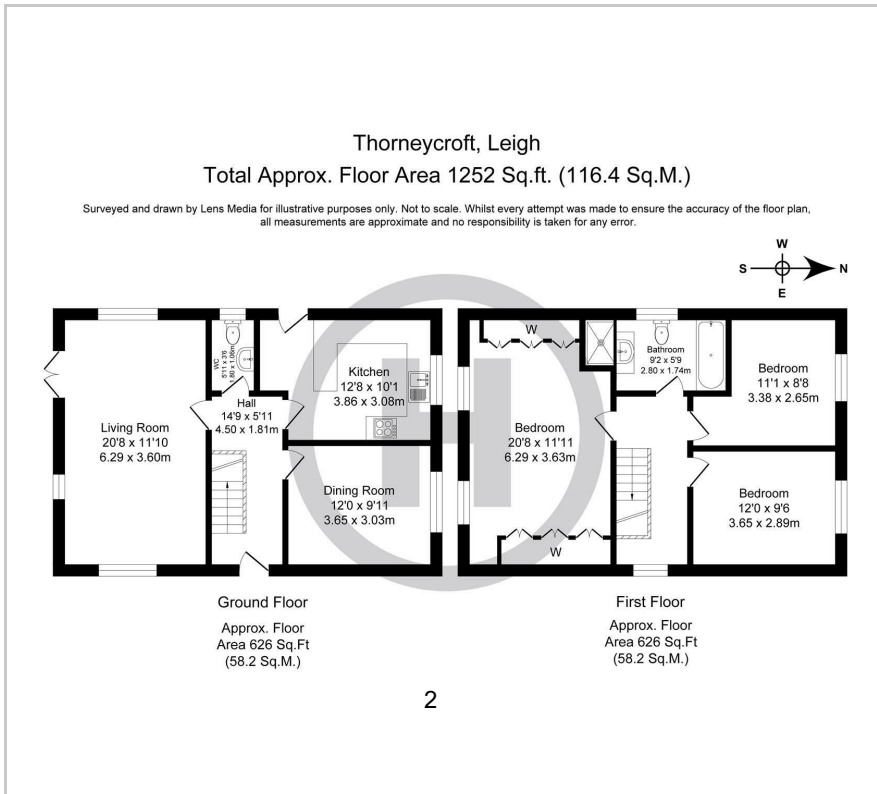
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Floor Plan



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

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not environmentally friendly - higher CO2 emissions</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	



Property Description

The property features a welcoming entrance hallway that includes stairs leading to the upper floor, a downstairs WC, and doors leading into the living areas. The generously sized living room spans the entire width of the house, showcasing dual-aspect windows and patio doors that open into the rear garden, creating a bright and airy atmosphere. Opposite the living room is a spacious dining room with a front-facing window. Access to the kitchen is also available from the hallway. The kitchen is well-equipped with a variety of wall and base units, complemented by matching work surfaces and splashback tiling. It also offers ample space for freestanding appliances, a convenient breakfast bar, a side-facing window, and an external door that leads to the side of the property.

Ascending to the first floor, you'll find the spacious master bedroom, which can be converted back into two separate rooms if desired. This room stretches across the entire width of the property and features two rear facing windows, built-in wardrobes as well as a concealed shower cubicle.

Across the hall, there are two additional well-sized bedrooms featuring front-facing windows. Completing the internal layout is the family bathroom, which includes a W.C., a sink unit with storage, and a bathtub accompanied by a side-facing window.

At the front, the property greets you with a well-kept lawn adorned with mature trees and borders, along with a spacious driveway that leads to the detached double garage. At the back, you'll find a serene garden featuring both lawn and patio spaces, complemented by beautifully maintained mature shrubs and borders.

This freehold property boasts traditional construction and is linked to all main services. It is heated by gas central heating and showcases full double glazing, along with some partial UPVC double glazing. Additionally, the property features a partially boarded loft accessible via a pull-down ladder and is protected by a tree preservation order.

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.