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Carroll Close, Leigh, WN7 4BU

£260,000

3 2 1



Quote Reference: JA1142 - Tucked away in a pleasant cul-de-sac on a popular Taylor Wimpey development, this much loved three-bedroom home has been thoughtfully cared for and offers the perfect blend of style, comfort, and space. Set across three floors, it's a home that truly suits modern living—ideal for first-time buyers, families, or anyone looking to settle somewhere special.

The location is one of the things the current owner has loved most. With the peaceful Bridgewater Canal and the beautiful Pennington Flash just moments away, weekend walks and time outdoors are right on the doorstep. Daily life is just as convenient, with Parsonage Retail Park, local shops, great schools, and excellent transport links all close by, including easy access to the East Lancashire Road. Families will especially appreciate the Pennington Wharf Outdoor Play Area just at the top of the cul-de-sac, a safe and easy place for children to explore and play.

Inside, you're welcomed by an inviting entrance hall that sets the tone for the rest of the home. The modern open-plan kitchen diner, complete with integrated appliances, is ideal for family meals or catching up with friends over coffee. The living room is warm and welcoming, with French doors opening out to the garden and allowing natural light to flow through. A handy downstairs WC adds extra convenience.

On the first floor, you'll find two generous double bedrooms, one with full-length fitted wardrobes — alongside a stylish family bathroom that completes this level.

The top floor is dedicated entirely to the primary bedroom, creating a peaceful private retreat complete with its own en-suite shower room.

Outside, the rear garden has been landscaped to create a tranquil spot to relax and enjoy the sunshine, while the front of the home offers a double driveway with an EV charging port. Solar panels on the roof add an eco-friendly and cost-effective bonus.

Offered with no chain, this is a home that has been enjoyed and cherished, now it's ready for its next chapter.

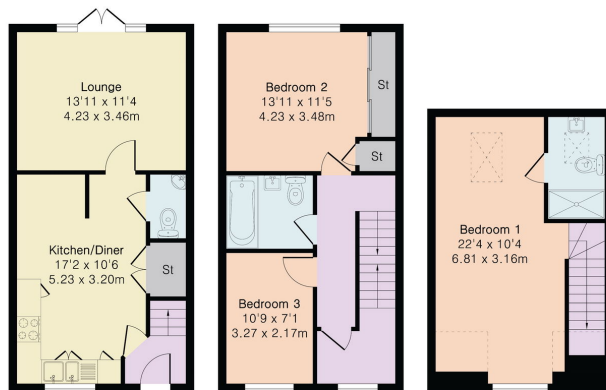


Carroll Close, Leigh, WN7 4BU
Approximate Gross Internal Area 1104 sq ft - 102 sq m

Ground Floor Area 400 sq ft – 37 sq m

First Floor Area 400 sq ft – 37 sq m

Second Floor Area 304 sq ft – 28 sq m



Ground Floor

First Floor

Second Floor

- Quote Reference: JA1142
- No Onward Chain
- Nestled In A Pleasant Cul-De-Sac
- Modern Open Plan Kitchen Diner
- Downstairs WC
- Three Double Bedrooms
- Two Stylish Bathrooms Including En-Suite Shower Room
- EV Charging Port
- Double Driveway
- Solar Panels

