

FOR SALE

2 The Convent, Orchard Lane, Leigh, WN7 1EF



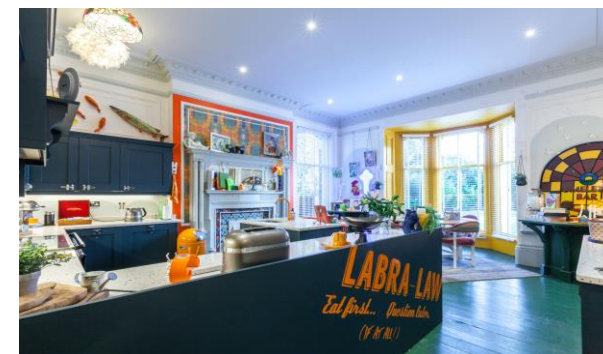
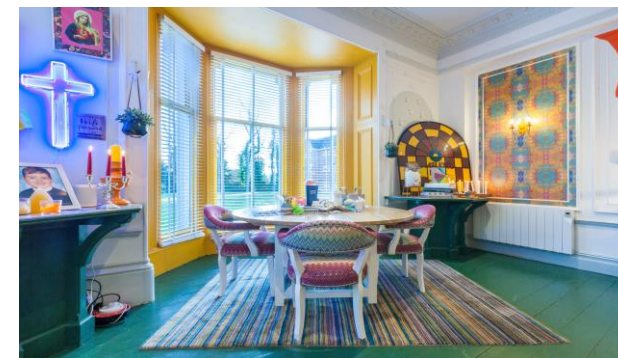
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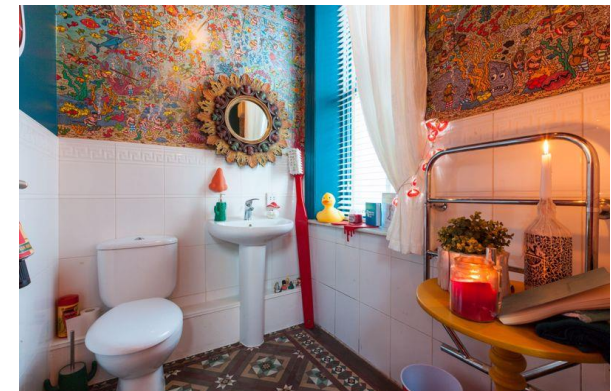
A exceptional ground floor apartment boasting 1585 SQ.FT. of inspirational accommodation.

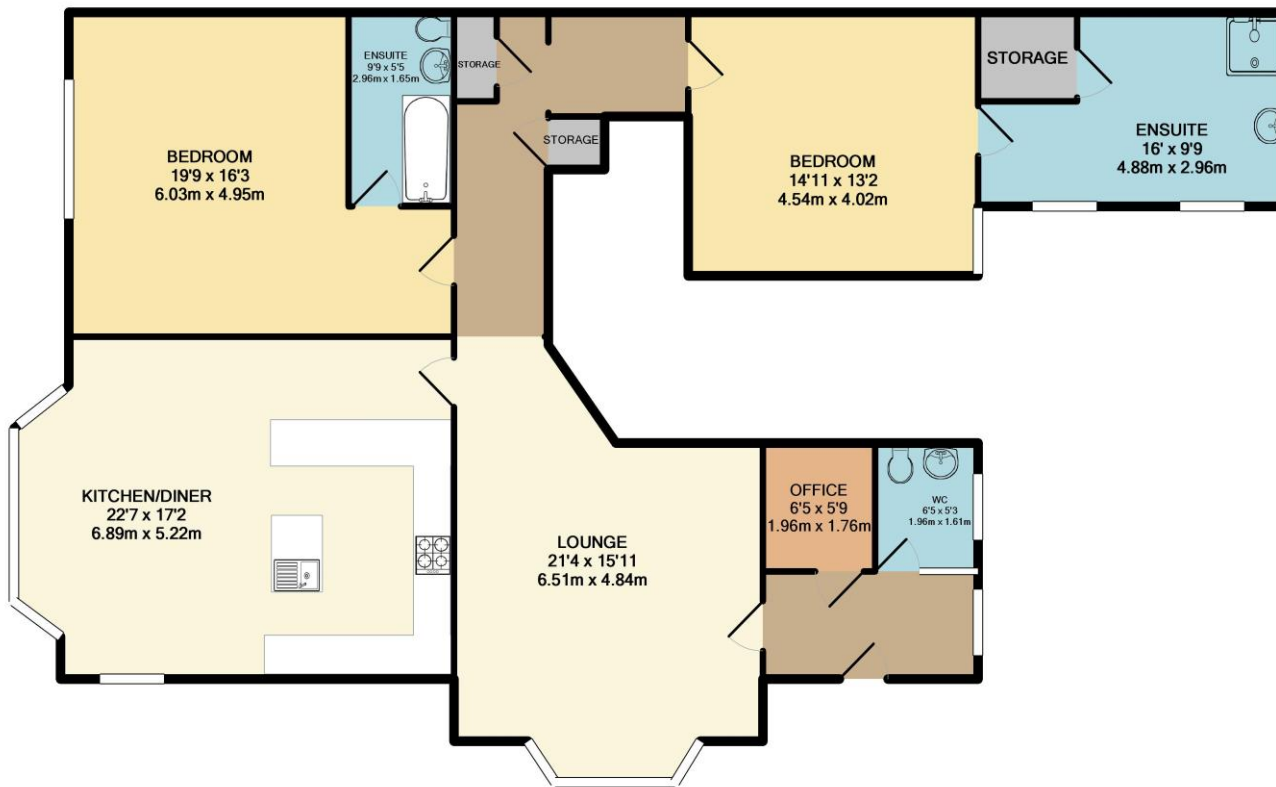


- Grade II Listed period conversion
- Only property with its own front door
- Two Bedrooms / Two bathrooms
- New highly efficient central heating system
- Inspirational ground floor apartment
- Charm And Character Retained
- Bespoke newly upgraded kitchen diner
- 1585 SQ.FT. (larger than most 4 bed houses)

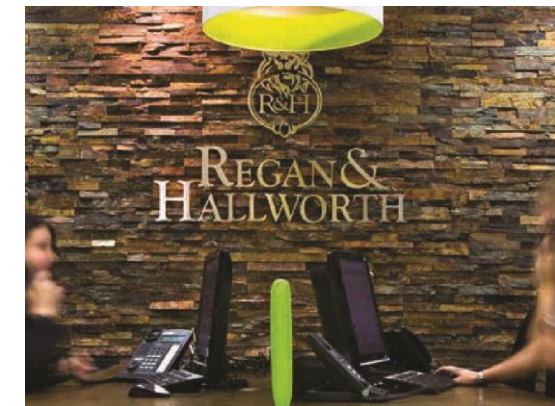
A home like no other, “2 The Convent” is the most incredible design-led home that is incorporated into a beautiful grade II listed building situated in a sought after semi-rural area of Leigh. Offering a wealth of style and innovative design it blends a stylish contemporary interior with the historical charm and inspiring period features of the original building. This apartment is undoubtedly the jewel in this development - located on the ground floor it is the only one incorporated into the original communal living areas for the nuns and therefore features distinctive character features and the most period details within the whole development. Not only that but it is the only one with its own front door and mosaic tiled entrance hallway. The space inside is defined by a beautiful modern open-plan interior paired with elegant classical architectural details; soaring high ceilings and fabulous double-height bay windows which invite masses of natural light. It features a large open plan kitchen diner which has been recently upgraded and newly fitted with a range of bespoke cabinets and unique Quartz worktops. This sophisticated room oozes style with an original feature fireplace and is fitted with a range of high end appliances and fittings. It is perfect for those who love to entertain with a dining area boasting a large sash style bay window overlooking the communal gardens / grounds to rear. There are also two large bedrooms both served by ensuite bathrooms, an old safe room which has been imaginatively converted into a drinks cabinet plus a small office and a separate WC off the entrance hallway. The landscaped gardens to the rear of the property provide a peaceful and tranquil space to relax with patio areas and ample off road parking for residents and additional visitors parking to the side. This beautifully and tastefully presented property must be viewed to appreciate the accommodation that is on offer. Situated off Orchard Lane in a sought after location in a semi rural setting. The property is also conveniently close to local amenities and the town centre where you will find a host of different shops and places to eat. Leigh Parsonage retail park is nearby with Marks & Spencer's and Next along with other retail shops. For those wishing to commute the East Lancashire Road network is within close proximity with access to further motorway links.







TOTAL APPROX. FLOOR AREA 1585 SQ.FT. (147.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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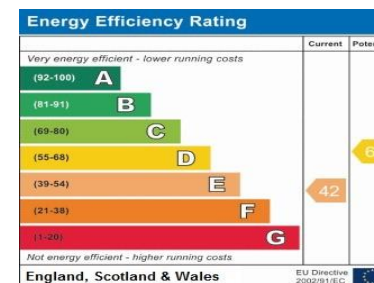
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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