







**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# New Barn Lane, Leigh

## Offers Over £545,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

SOLAR PANELS & SOUGHT AFTER LOCATION. HUNTERS are delighted to present to the market a PRESTIGIOUS DETACHED PROPERTY SITUATED NEXT TO PENNINGTON PARK AND ACCESSED VIA A PRIVATE ROAD. This will be a RARE OPPORTUNITY to purchase a detached home with four bedrooms of this kind. The property benefits from a Solar Panel installation that generates a tax free income of over £2000 per annum. In brief the property comprises of - entrance hall, lounge, kitchen, dining room, sitting room and a downstairs WC. Upstairs there are four bedrooms (one with ensuite bathroom) and a main family bathroom. Externally there is a good sized rear garden with patio area. The double garage is larger than average and includes power points and lighting. Early viewing recommended!

The property benefits from a Solar Panel installation that generates a tax free income of over £2000 per annum. The feed in tariff for this installation was implemented in 2011 and the agreement is for a period of 25 years and is index linked until 2036.

Tenure - Leasehold  
Council tax band - F

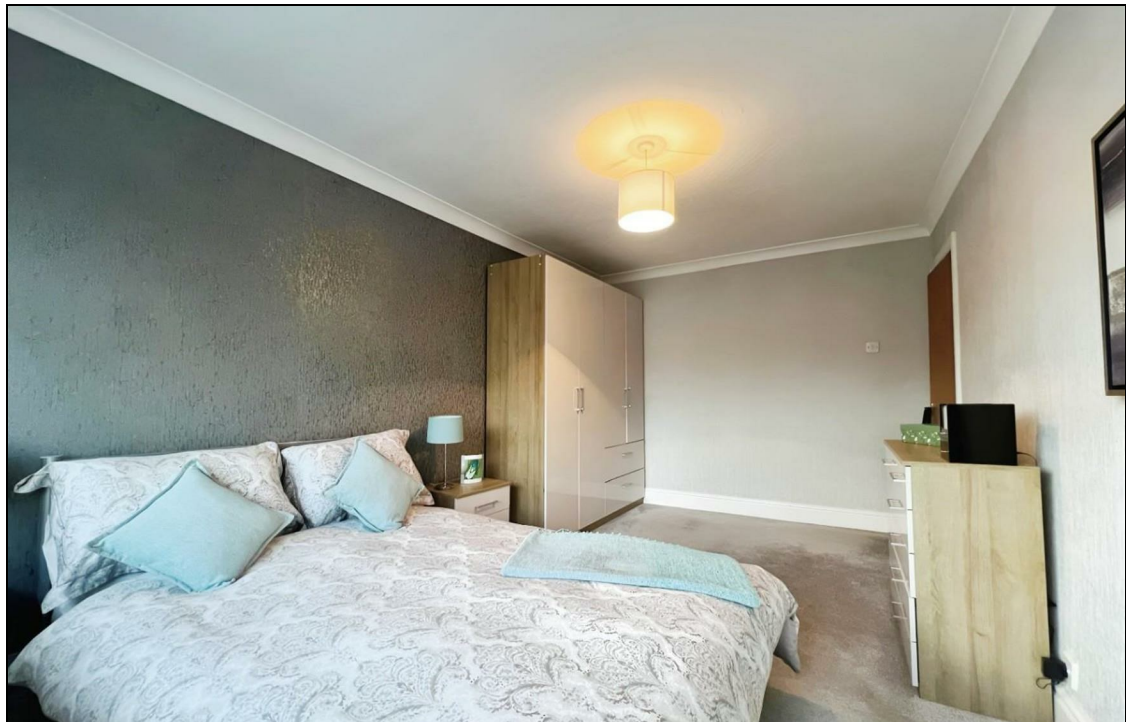
38 Lord Street, Leigh, WN7 1AB | 01942 673308  
leigh@hunters.com | www.hunters.com

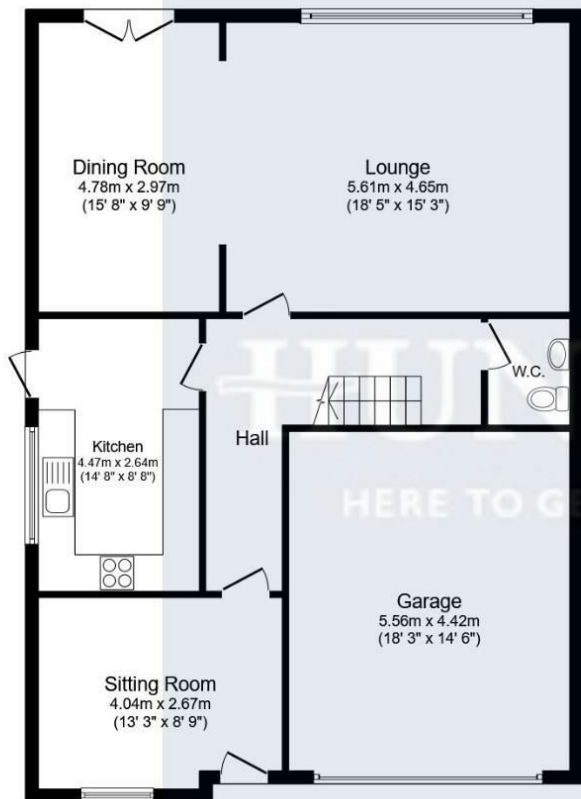


## KEY FEATURES

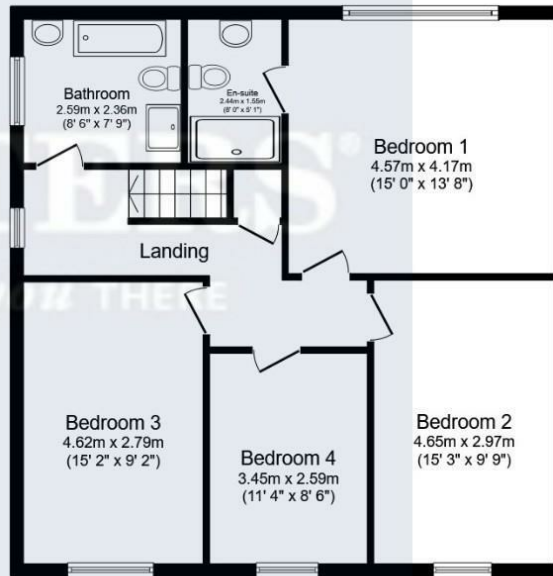
- SOUGHT AFTER LOCATION
- SITUATED NEXT TO PENNINGTON PARK
  - FOUR BEDROOMS
  - DETACHED HOME





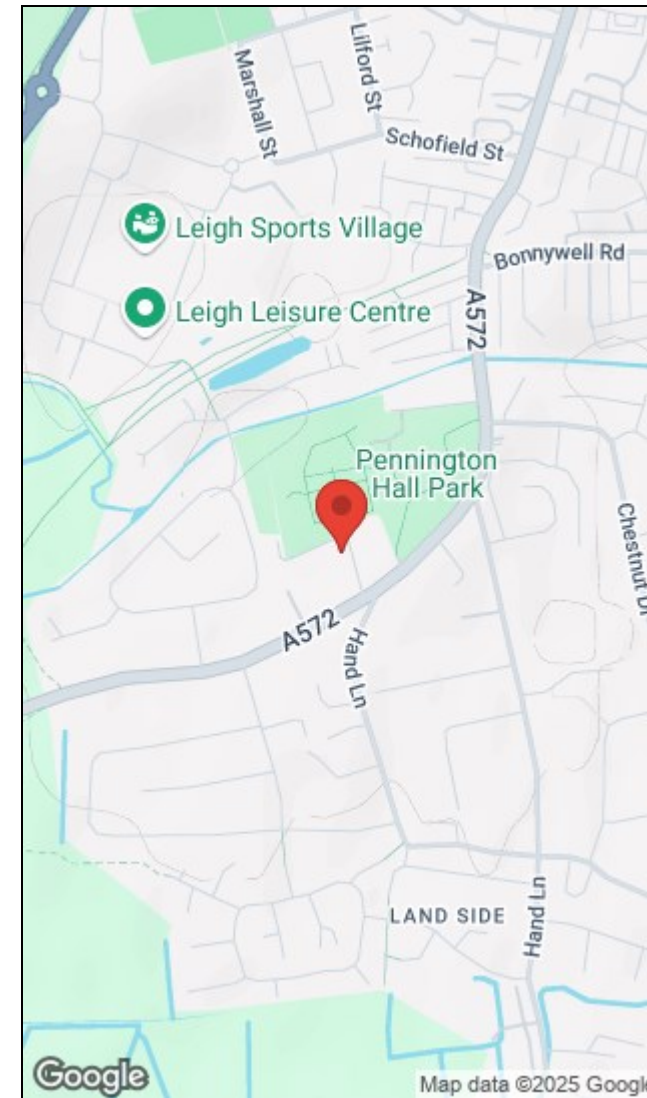


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
73			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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