

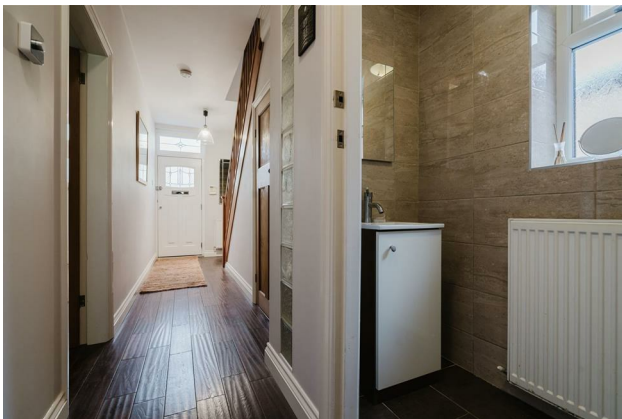
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36 Sandersons Crft, Leigh, WN7 2BA

Price £380,000

Property Images



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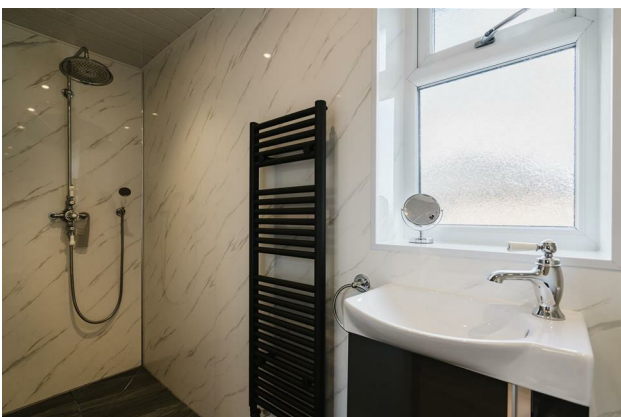
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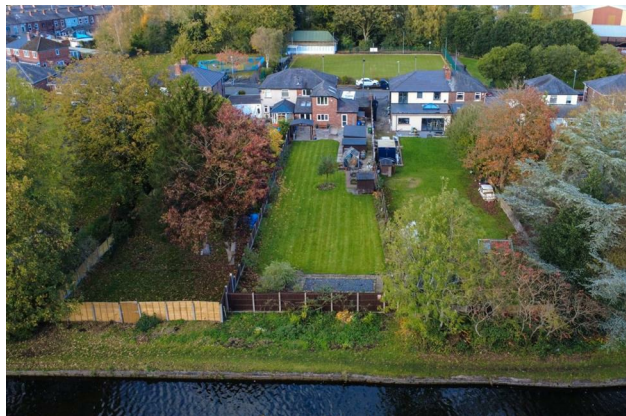
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**Approximate Gross Internal Area 1596 sq ft - 148 sq m
(Including Garage)**

Ground Floor Area 981 sq ft – 91 sq m

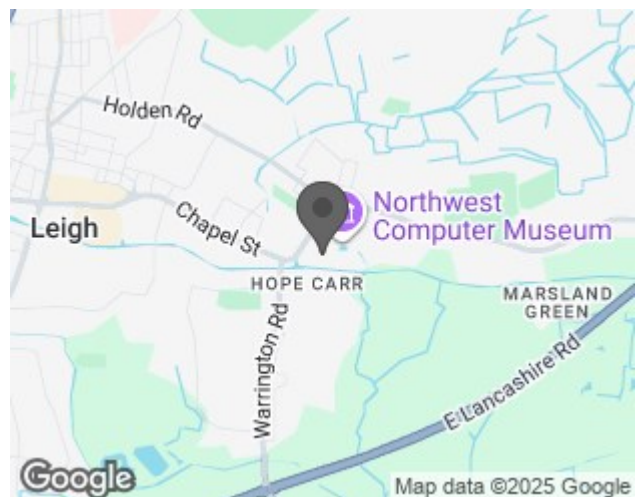
First Floor Area 615 sq ft – 57 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Map



Details

Type: House Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

LARGE GARDEN LOOKING OUT ONTO CANAL - Introducing this beautifully extended house, superbly situated at , Sandersons Croft, Leigh. The property leads directly onto the canal, offering picturesque views and tranquil walks and has a larger than average rear garden. In good condition throughout, this attractive residence offers three generously sized double bedrooms, one of which features a convenient walk-in closet. The spacious reception room provides a welcoming space for relaxation or entertaining, complemented by a modern kitchen that caters to all culinary needs. Additional highlights include a dedicated workshop with electrics (ideal for home working) and off-road parking for your convenience. The home is nestled in a sought-after location, benefitting from excellent public transport links, proximity to reputable schools, and a range of local amenities. Council tax band C applies. A fantastic opportunity—early viewing is highly recommended.

Features

- Excellent public transport links
- Two bathrooms
- Downstairs .w.c.
- Off-road parking
- Sought-after location
- Dedicated home work station
- Direct canal access