

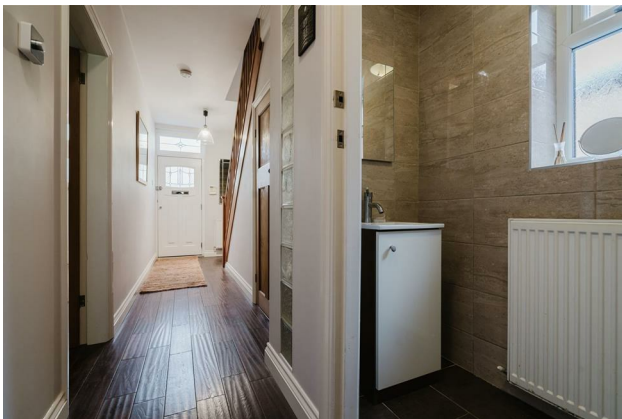
# HUNTERS®

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**36 Sandersons Crft, Leigh, WN7 2BA**

**Price £380,000**

**Property Images**



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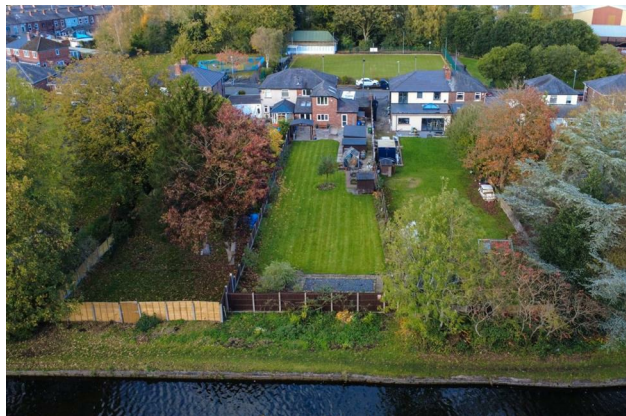
## Property Images



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## Property Images



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

Ground Floor Area 981 sq ft – 91 sq m

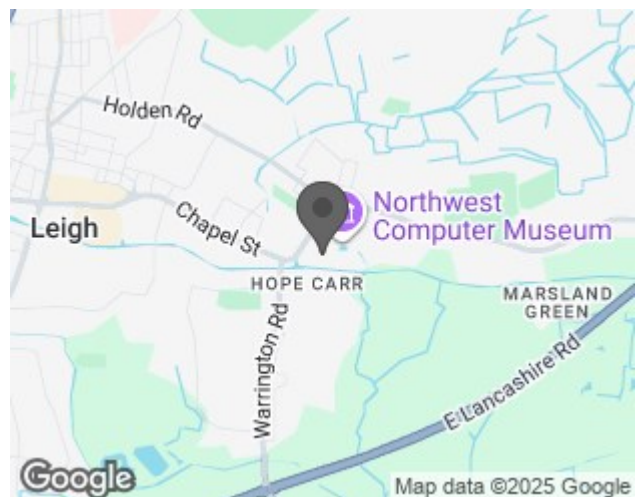
First Floor Area 615 sq ft – 57 sq m



## EPC

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 as well as a walk in ensuite. 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 a double drive, 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