



2a Beech Grove, Leigh

Offers Over £625,000

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Every step of the way

2a Beech Grove

Leigh, Leigh

Situated within one of Leigh's most prestigious and sought-after residential enclaves, 2a Beech Grove, Pennington presents an immaculate four-bedroom detached family home offering exceptional standards of presentation throughout. Set back in a quiet and well-regarded location, the property combines privacy, quality, and refined living in equal measure.

The ground floor comprises a welcoming lounge, an extensive open-plan kitchen/diner/family room featuring bi-folding doors opening onto the landscaped rear garden, a separate playroom, study, utility room, and a downstairs WC. The layout has been thoughtfully designed to provide both open living and practical, flexible spaces.

To the first floor, the property offers a generous master bedroom with en suite facilities, three further well-proportioned double bedrooms, and a contemporary family bathroom. Externally, the home benefits from private parking and a beautifully landscaped rear garden, perfect for entertaining and outdoor enjoyment.

Situated in a quiet and highly regarded location, the property enjoys convenient access to excellent local schools, amenities, and transport links, while retaining a peaceful residential setting. A rare opportunity to acquire a superior detached residence in one of Leigh's most exclusive addresses.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

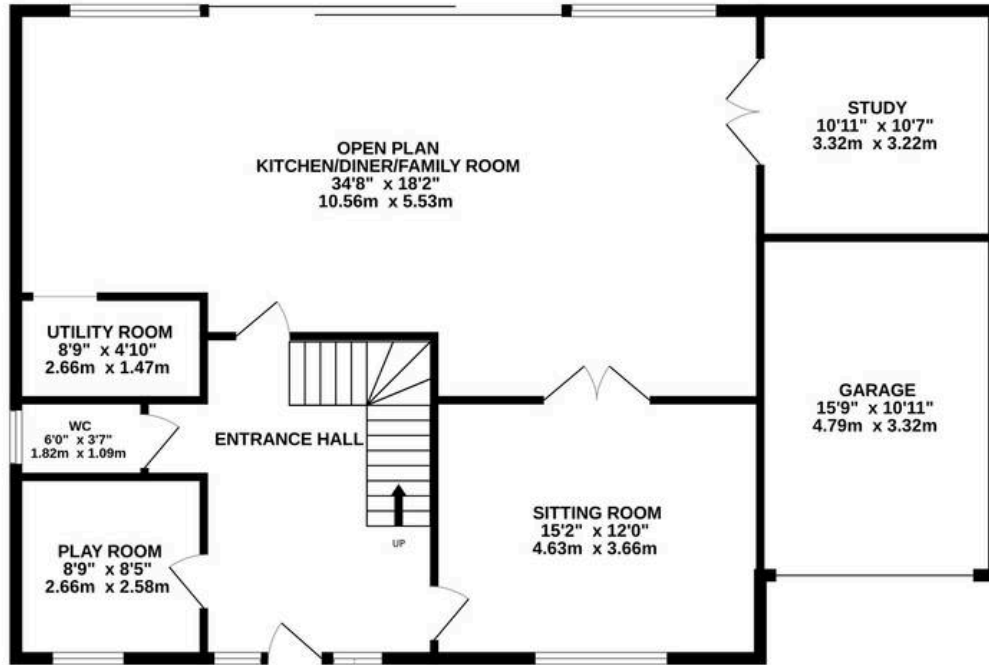




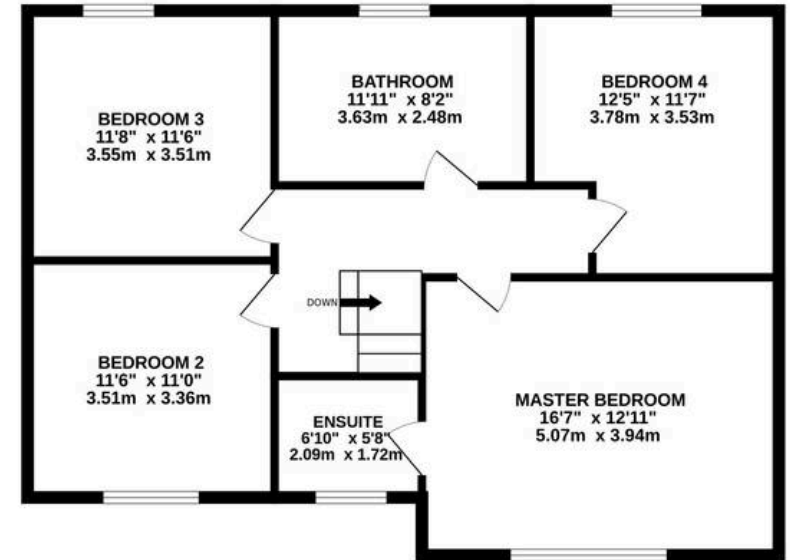




GROUND FLOOR
1331 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2168 sq.ft. (201.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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