

SCOTT &  
STAPLETON

BARNARD ROAD  
, SS9 3PH  
£520,000





## **BARNARD ROAD**

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Scott & Stapleton are excited to offer for sale this deceptively spacious end terrace town house located within the ever popular Highlands Estate and the sought after West Leigh Schools catchment area.

The property benefits from spacious, versatile accommodation including to the ground floor a utility room, cloakroom & bedroom 4/office. The living space is to the first floor with a huge lounge/diner & modern fitted kitchen whilst there are 3 good size bedrooms to the top floor as well as the family bathroom.

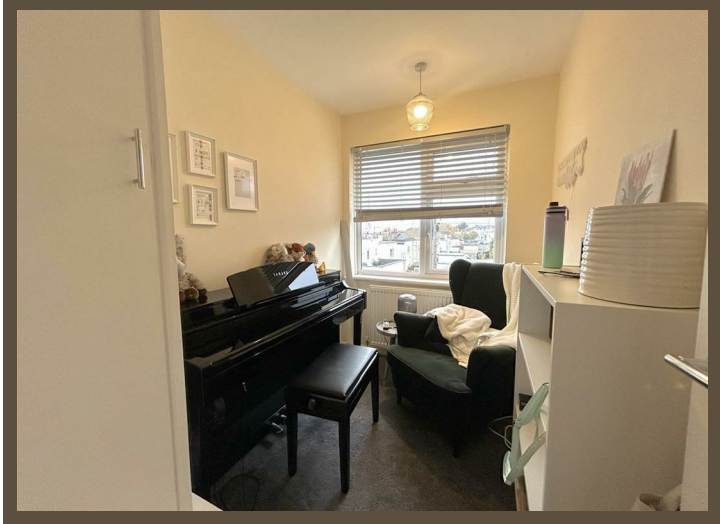
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The property benefits from spacious, versatile accommodation including to the ground floor a utility room, cloakroom & bedroom 4/office. The living space is to the first floor with a huge lounge/diner & modern fitted kitchen whilst there are 3 good size bedrooms to the top floor as well as the family bathroom.

The property is set well back from the road with a block paved driveway providing off street parking leading to an integral garage whilst the rear garden extends to approx. 70' and is mainly laid to lawn.

Offered with no onward chain and within walking distance of Leigh mainline railway station & local shops. A great opportunity to purchase a large family home in a sought after location. An early internal inspection is strongly advised.



## Accommodation comprises

Obscure double glazed UPVC entrance door leading to entrance hall.

## Entrance hall

3.4 x 1.8 (11'1" x 5'10")

Stairs to first floor with understairs storage cupboard. Radiator, laminate flooring. Door to utility room.

## Utility room

2.2 x 1.8 (7'2" x 5'10")

Spaces for washing machine, tumble dryer & freezer, roll edge worktop, tiled splashbacks, eye level units, radiator, laminate flooring.

## Bedroom 4/office

2.9 x 2.6 (9'6" x 8'6")

UPVC double glazed window to rear. radiator.

## Lobby

Half double glazed UPVC door to rear on to garden. Wall mounted Maxi combination boiler (not tested), laminate flooring.

## Ground floor cloakroom

1.5 x 0.9 (4'11" x 2'11")

Obscure UPVC double glazed window to rear. Low level WC, wall mounted wash hand basin with tiled splashback. Heated towel rail, laminate flooring.

## First floor landing

Obscure UPVC double glazed window to side.

## Kitchen

3 x 1.9 (9'10" x 6'2")

UPVC double glazed window to rear. Range of base & eye level units with matching drawer pack. Integrated appliances including double electric oven, separate gas hob, extractor fan, fridge & dishwasher. Roll edge worktops with stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, laminate flooring.

## Large lounge/diner.

### Lounge area

5 x 4.6 (16'4" x 15'1")

Large UPVC double glazed windows to front, further obscure UPVC double glazed window to side. 2 radiators. Stairs to second floor. Open plan in to dining area.

### Dining area

3.2 x 2.4 (10'5" x 7'10")

UPVC double glazed window to rear. Radiator.

### Second floor landing

3.1 x 1.8 (10'2" x 5'10")

Loft access, radiator.

### Bedroom1

4.1 x 2.6 (13'5" x 8'6")

UPVC double glazed window to front. Radiator.

### Bedroom 2

3.9 x 2.9 (12'9" x 9'6")

UPVC double glazed window to rear. Radiator, fitted storage cupboard.

### Bedroom 3

2.7 x 1.8 (8'10" x 5'10")

UPVC double glazed window to front. Radiator, fitted storage cupboard.

### Family bathroom

2.2 x 1.5 (7'2" x 4'11")

Obscure UPVC double glazed window to rear. White suite comprising of panelled bath with mixer tap & shower attachment, pedestal wash hand basin with mixer tap & low level WC. Half tiled walls, laminate flooring, heated towel rail, ceiling spotlights, extractor fan.

## Front garden

Large block paved driveway providing off street parking, leading to garage. Remainder of garden laid to lawn. Bin storage cupboards, pedestrian access to rear.

## Garage

Single integral garage with up & over door to front. Power & light.

## Rear garden

Large garden extending to approx. 70' mainly laid to lawn.



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © Property24

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	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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England & Wales		EU Directive 2002/91/EC	1