



Pearson Place, Leigh, WN7 4EX

*Offers in Excess of
£159,950*

Stone Cross is delighted to offer this modern two-bedroom second-floor apartment in the sought-after Pennington Wharf development. Featuring an open-plan kitchen/living/dining space, two bedrooms (one with en-suite), a stylish bathroom, and allocated parking, this property is perfect for first-time buyers, downsizers, or investors. Ideally located close to Leigh town centre, with excellent local amenities, schools, shops, leisure facilities, and exciting future plans for a marina, community hub, and family pub.

Early viewing is highly recommended!

- Two Bedrooms
- Second Floor Apartment
- Two Bathrooms
- Open Plan Living
- Allocated Parking Space
- Gorgeous Marina Views

Hallway

Via Wooden door, three ceiling light points, electric radiator, laminate flooring and a storage cupboard.

Kitchen/Living Room

22' 4" x 16' 3" (6.81m x 4.95m) Four UPVC double glazed windows two to the rear elevation and two to the side elevation, UPVC double glazed double doors opening on a Juliet balcony, two ceiling light points, laminate flooring, two electric radiators, wall, base and drawer units, 1.5 stainless steel sink unit with mixer tap, integrated fridge/freezer, Zanussi oven, Zanussi Gas hob, extractor and integrated Zanussi washing machine.

Bedroom One

13' 4" x 12' 2" (4.06m x 3.7m) UPVC double glazed window to the rear elevation, ceiling light point and an electric radiator.

Ensuite

5' 6" x 6' 7" (1.68m x 2.01m) Shower cubicle, part tiled walls, W/C, wash hand basin with a mixer tap, heated towel radiator and a ceiling light point.

Bedroom Two

8' 6" x 11' 11" (2.59m x 3.63m) UPVC double glazed window to the side elevation, ceiling light point and an electric radiator.

Bathroom

5' 0" x 9' 4" (1.53m x 2.84m) Bath with an overhead shower, part tiled walls, W/C, wash hand basin with a mixer tap, heated towel radiator and a ceiling light point.

Outside

One allocated parking space and stunning marina views.

Tenure

Leasehold.

Council Tax

B



Other Information

Water mains or private? Parking arrangements? Flood risk? Coal mining issues in the area? Broadband how provided? If there are restrictions on covenants? Is the property of standard construction? Are there any public rights of way? Safety Issues?

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.







Energy performance certificate (EPC)			
Apartment 10 9, Pearson Place LEIGH WN7 4EX	Energy rating C	Valid until:	28 November 2028
		Certificate number:	8118-7639-6529-7161-9922
Property type		Top-floor flat	
Total floor area		66 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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