



Colliers Way, Leigh, WN7 4BE

**Offers in Excess of
£219,950**

Located on the new Taylor Wimpy Development "Pennington Wharf Marina" being sold with NO CHAIN is this 3 BEDROOM SEMI DETACHED HOUSE "THE DADFORD" which was a former show home and has been finished to a high standard. The nearby town of Leigh provides all the amenities required for daily life including primary & secondary schools, supermarkets, post offices, convenience stores and a range of leisure facilities including a multiplex cinema and sports centre. In TURN KEY CONDITION It comprises of entrance hallway, lounge/diner, kitchen and WC to the ground floor and to the first floor there is a family bathroom and three bedrooms. Externally to the front there is a front garden and to the side there are two parking spaces. To the rear is an enclosed garden with laid to lawn garden and paved patio area. The property also benefits from Solar Panels. *A PERFECT HOUSE FOR A FIRST TIME BUYER. CONTACT US NOW TO ARRANGE A VIEWING*****

- **Semi-Detached**
- **Cloakroom**
- **Lounge/Diner**
- **Three Bedrooms**
- **Enclosed Rear Garden**
- **Two Parking Spaces**

Entrance

Via UPVC double glazed composite door into the hallway.

Hallway

Wall mounted radiator, ceiling spotlights, tiled hard flooring, stairs to first floor.

Lounge/Diner

14' 5" x 14' 4" (4.39m x 4.37m) UPVC double glazed french doors to rear elevation with double glazed window to either side, wall mounted radiator, 2 ceiling light points, tiled hard flooring and storage cupboard.

Kitchen

11' 1" x 7' 4" (3.38m x 2.23m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling spotlights and tiled hard flooring. There are a range of wall, base and drawer units, integrated oven, gas hob, extractor hood, integrated washing machine, integrated fridge/freezer and 1.5 bowl stainless steel sink unit with mixer tap.

Cloakroom

6' 3" x 2' 11" (1.9m x 0.89m) UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls, tiled hard flooring, WC and wash hand basin.

First Floor**Landing**

Loft Access and ceiling light point.

Bedroom One

13' 7" x 7' 10" (4.14m x 2.39m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bedroom Two

11' 10" x 7' 10" (3.6m x 2.39m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

Bedroom Three

9' 1" x 6' 2" (2.77m x 1.88m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bathroom

6' 3" x 6' 2" (1.9m x 1.88m) UPVC double glazed frosted window to front elevation, heated towel radiator, spotlights, part mirrored wall, tiled walls, tiled floor, bath with overhead shower, WC and wash hand basin.



Outside

Front Garden

Area laid to lawn with borders planted with shrubs. Two parking spaces to the side.

Rear Garden

Enclosed garden with area laid to lawn, slate borders and paved patio.

Tenure

Freehold

Council Tax

C

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.





10/25/22, 11:52 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

12 Colliers Way
LEIGH
WN7 4BE

Energy rating
B

Valid until: 6 January 2025
Certificate number: 0624-3871-7591-9905-1325

Property type

Semi-detached house

Total floor area

70 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 efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	69 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0624-3871-7591-9905-1325?print=true>

1/5

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.