

Colliers Way, Leigh, WN7 4BE

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*****

Offers in Excess of £219,950

- 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

С

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.







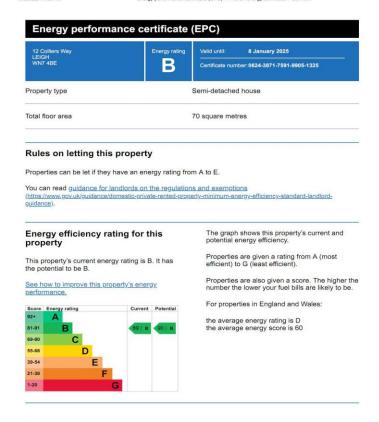






10/25/22, 11:52 AM

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



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

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