CASA SALES & LETTINGS









34 Wateredge Close, Leigh, WN7 3UP

£299,995

CASA SALES AND LETTINGS are delighted to bring to the market FOR SALE this spacious FOUR-BEDROOM END TOWNHOUSE, situated within a sought-after cul-de-sac location in the Pennington area of Leigh. Offered with NO ONWARD CHAIN.

Offering generous and versatile accommodation arranged over three floors, this well-presented property would make an ideal family home, featuring a separate lounge, kitchen/diner and conservatory.

To the ground floor, the property briefly comprises an entrance hallway, ground floor bedroom, utility room, shower room, separate WC, storage room and a bright conservatory. The conservatory provides a lovely additional reception space with direct access into the rear garden.

The first floor features a separate lounge and an open-plan kitchen and dining area, creating an excellent social space for family. The kitchen is fitted with a good range of wall and base units, integrated appliances and a gas hob, with ample space for dining.

The second floor provides three further bedrooms, including an impressive master bedroom benefiting from a walk-in wardrobe with built-in storage and a private en-suite bathroom. A further family bathroom serves the

Entrance/Hall 21'2" x 6'1" (6.47 x 1.86)
UPVC double glazed door to front, meter cupboard, wooden flooring, radiator, x2 ceiling lights, security alarm, coving

Storage room (ground floor) 9'3" x 9'3" (2.83 x 2.82)
Carpet, ceiling light, internal window

Utility room 5'10" x 4'11" (1.80 x 1.51)
Tiled flooring, range of base units, stainless steel sink, part tiled walls, ceiling light, extractor fan, radiator.

Bedroom 1 (ground floor) 12'2" x 10'0" (3.73 x 3.05)
Wooden flooring, UPVC double glazed patio doors to conservatory, UPVC double glazed internal window to conservatory, radiator, ceiling light

Downstairs bathroom 3'9" x 8'3" (1.15 x 2.53)
Vinyl flooring, W/C, ceramic basin with chrome mixer tap, walk in shower, UPVC double glazed window with frosted glass, ceiling light, extractor fan

Conservatory 12'11" x 12'2" (3.96 x 3.71)
UPVC double glazed patio door to garden, range of UPVC double glazed windows, ceiling fan and light, wall mounted light, tiled flooring.

Landing first floor

Living room (first floor) 16'2" x 12'10" (4.95 x 3.92)
Carpet, x2 ceiling lights, wall mounted light, 3x UPVC double glazed window, radiator

Bathroom (first floor) 4'2" x 6'3" (1.28 x 1.93)
Vinyl flooring, W/C, ceramic basin, spotlights, extractor fan

Open plan kitchen / diner 16'3" x 10'2" (4.97 x 3.10)
Part tiled flooring, part tiled carpet, x2 UPVC double glazed window, x2 radiators, x2 ceiling lights, range of wall and base units, 1 1/2 bowl stainless steel sink and chrome tap, 4 ring gas hob with integrated oven, integrated fridge and freezer, extractor fan, coving.

Landing second floor

Bedroom 2 7'4" x 10'2" (2.24 x 3.10)
Carpet, radiator, ceiling light, UPVC double glazed window

Bedroom 3 8'9" x 10'1" (2.67 x 3.08)
Carpet, radiator, ceiling light, UPVC double glazed window, door to bathroom

Bathroom (second floor) 6'4" x 6'8" (1.95 x 2.04)
Vinyl flooring, W/C, ceramic basin, shower over bath, spotlights, extractor fan, radiator

Bedroom 4 10'5" x 12'8" (3.19 x 3.88)
Carpet, radiator, x2 UPVC double glazed windows, ceiling fan and light, blinds, walk in wardrobe with built in storage cupboards, spotlights.

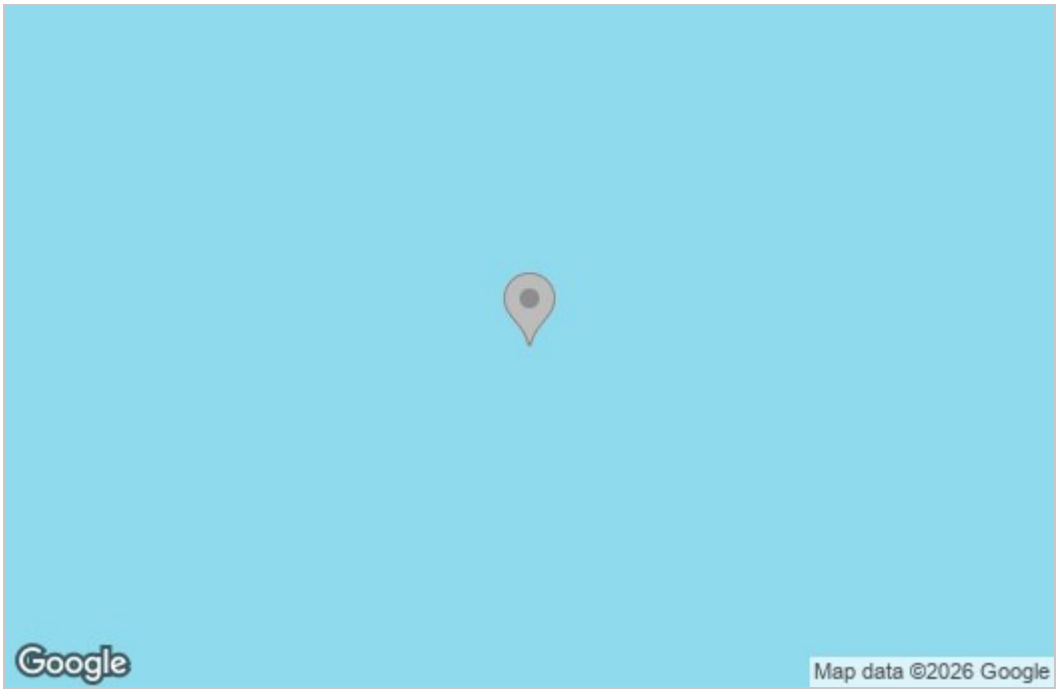
Bedroom 4 ensuite 5'5" x 6'1" (1.66 x 1.86)
Vinyl flooring, W/C ceramic basin, walk in shower, tart tiled, radiator, spotlights, extractor fan

Floor Plan

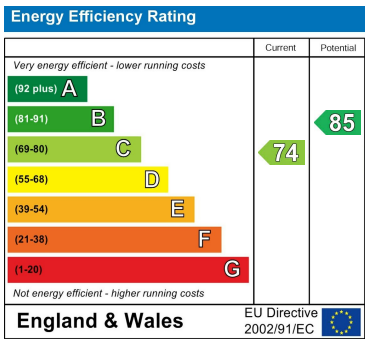


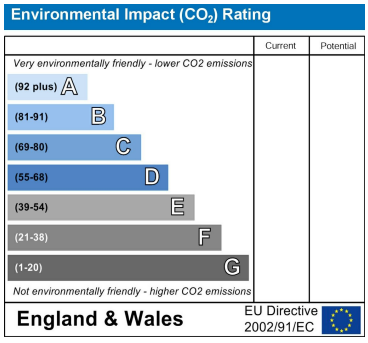
Total area: approx. 151.0 sq. metres (1624.8 sq. feet)

Area Map



Energy Efficiency Graph





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