



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 property, situated within a sought after cul-de-sac location in the Pennington area in Leigh.

Offering generous and versatile accommodation arranged over three floors, this well presented property would make an ideal family home. The property provides excellent living space throughout, with a spacious and versatile layout and is offered with NO ONWARD CHAIN.

To the ground floor, the property briefly comprises an entrance hallway, ground floor bedroom, utility room, shower room, 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 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

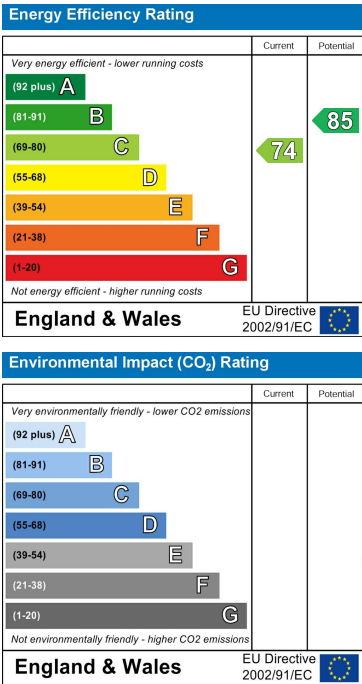


Total area: approx. 151.0 sq. metres (1624.8 sq. feet)

Area Map



Energy Efficiency Graph



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208 Wigan Road, Hindley, Wigan, WN2 3BU
Tel: 01942 615075 Email: enquiries@casasales.co.uk <https://www.casalettings.co.uk>