

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hallworthy Close, Leigh

Situated in a much sought after location and in a cul de sac position is this beautifully presented two bedroom detached bungalow, with attractive and well maintained gardens surrounding the property with a detached garage and block paved driveway providing ample off road parking

**Asking Price £365,000**

# 6 Hallworthy Close

Leigh, WN7 3PS



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE

15'7 ( max) x 9'7 (max) (4.57m'2.13m( max) x 2.74m'2.13m (max))

Fire surround with gas fire. TV point. Radiator. Wooden flooring

KITCHEN/DINING AREA

19'7 (max) x 15'10 (max) (5.79m'2.13m (max) x 4.57m'3.05m (max))

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Built in oven. Plumbing for washing machine. Tiled flooring.

BATHROOM

Large walk in shower. Vanity built in wash basin with storage. WC

BEDROOM

18'10 (max) x 14'4 (max). (5.49m'3.05m (max) x 4.27m'1.22m (max).)

Radiator. Fully fitted wardrobes. TV point. Double doors to garden.

BEDROOM

10'6 (max) x 8'1 (max) (3.05m'1.83m (max) x 2.44m'0.30m (max))

Radiator

CONSERVATORY

14'6 (max) x 9'8 (max) (4.27m'1.83m (max) x 2.74m'2.44m (max))

Wooden flooring. Double doors to garden

OUTSIDE

GARAGE

The property offers off a block paved driveway leading to a detached garage.

GARDENS

The attractive and well maintained gardens surround the property on all sides. The garden is

mainly laid to lawn with a paved patio area with established plants and flower beds.

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

PLEASE NOTE

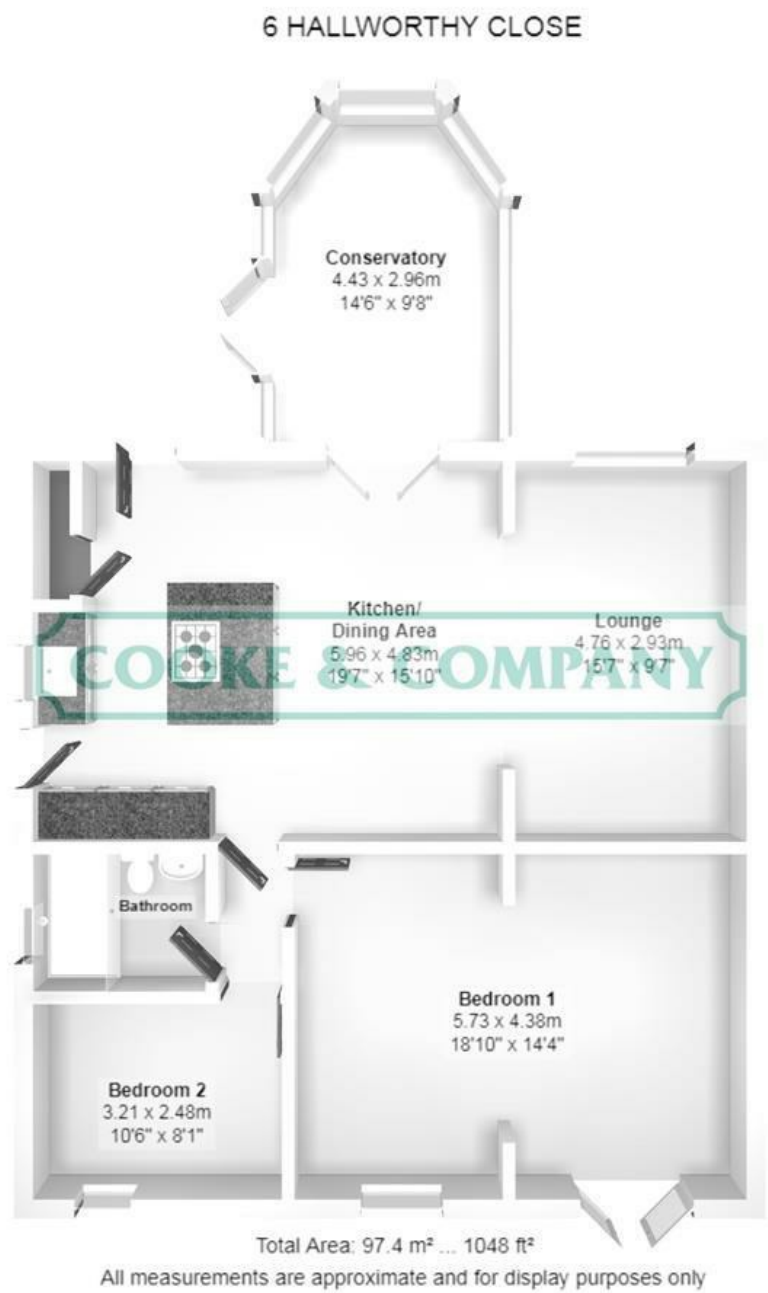
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions  
WN7 3PS



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC