

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Burwell Close, Leigh

Situated in a well-established popular location with good access to the town is this beautifully presented two bedroom mews house to include a driveway to the front of the property offering ample off street parking and to the rear of the property is a low maintenance garden

**Offers Over £175,000**

# 3 Burwell Close

Leigh, WN7 2DJ



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE/HALLWAY

Radiator

### LOUNGE

12'8 (max) x 10'10 (max) (3.86m (max) x 3.30m (max))

TV point. Feature fire. Radiator. Wooden flooring.

### KITCHEN/DINING ROOM

13'11 (max) x 8'11 (max) (4.24m (max) x 2.72m (max))

Fully fitted with wall and base cupboards.

Work surfaces. Sink unit with mixer taps.

Integrated oven with gas hob. Plumbing for washing machine. Radiator. Door providing

access to the rear garden.

## FIRST FLOOR:

## LANDING

### BEDROOM

13'11 (max) x 10'6 (max) (4.24m (max) x 3.20m (max))

Radiator. TV point

### BEDROOM

11'4 (max) x 8'0 (max) (3.45m (max) x 2.44m (max))

Radiator.

### BATHROOM

Fully tiled. Vanity built in wash basin with storage. Bath with overhead shower. WC.

Heated towel rail.

## OUTSIDE

### PARKING

The property has a driveway to the front offering ample off street parking.

### GARDEN

To the rear is a low maintenance garden

which is mainly laid with artificial grass with a raised patio area.

## TENURE

Leasehold

## VIEWING

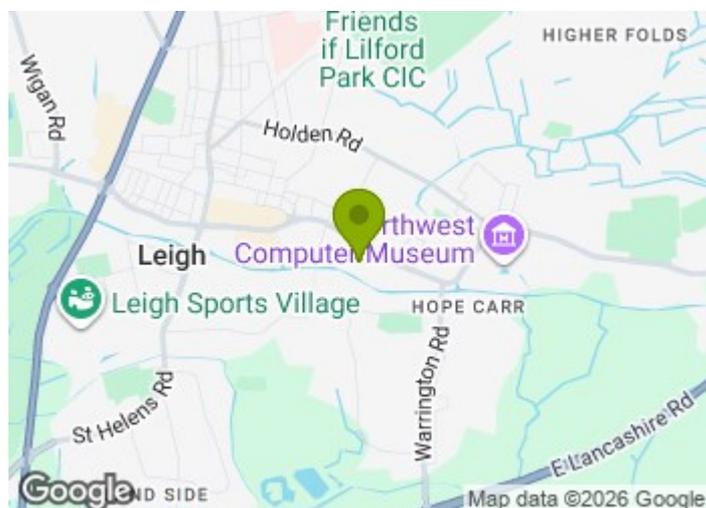
By appointment with the agents as overleaf.

## COUNCIL TAX

Council Tax Band B

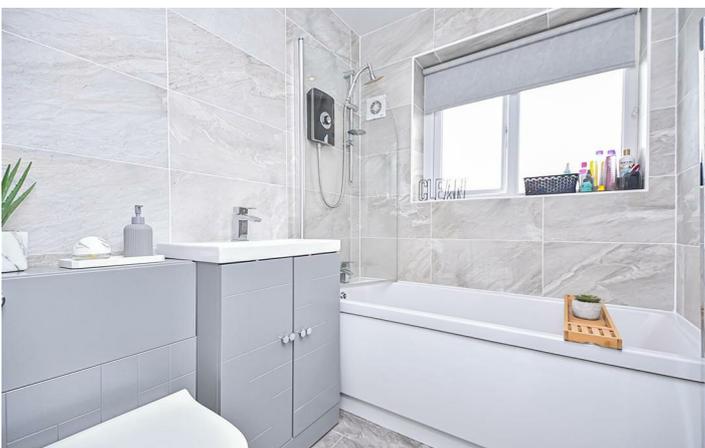
## PLEASE NOTE

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 2DJ



# Floor Plan

## 3 Burrell Close Leigh



Total Area: 57.2 m<sup>2</sup> ... 616 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 firm's 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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	