

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hendon Grove, Leigh

Situated in a popular and well established residential location with access to the town centre is this three bedroom semi-detached family home offering good sized accommodation to include off road parking to the front with a detached garage and a garden to the rear

**Offers Over £200,000**

# 1 Hendon Grove

Leigh, WN7 1TU



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

14'6 (max) x 11'9 (max). (4.27m'1.83m (max) x 3.35m'2.74m (max). )

Fire surround and fire. Radiator. TV point.

### KITCHEN

9'8 (max) x 7'9 (max) (2.74m'2.44m (max) x 2.13m'2.74m (max))

Fitted kitchen with wall and base cupboards. Sink unit. Plumbing for washing machine.

### DINING ROOM

9'8 (max) x 9'7 (max). (2.74m'2.44m (max) x 2.74m'2.13m (max). )

Radiator. Double doors to rear of property

## FIRST FLOOR:

### LANDING:

### BEDROOM

11'4 (max) x 10'8 (max). (3.35m'1.22m (max) x 3.05m'2.44m (max).)

Radiator.

### BEDROOM

10'11 (max) x 10'5 (max) (3.05m'3.35m (max) x 3.05m'1.52m (max))

TV point.

### BEDROOM

8'0 (max) x 6'11 (max) (2.44m'0.00m (max) x 1.83m'3.35m (max) )

Radiator.

### BATHROOM

6'8 (max) x 5'9 (max) (1.83m'2.44m (max) x 1.52m'2.74m (max) )

Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail.

## OUTSIDE:

### PARKING

The property is approached over an entrance

driveway which provides off road parking to the front, leading to a detached garage.

## GARDENS

The front garden is mainly laid to lawn. The garden to the rear is low maintenance and fully paved.

## TENURE

Leasehold

## VIEWING

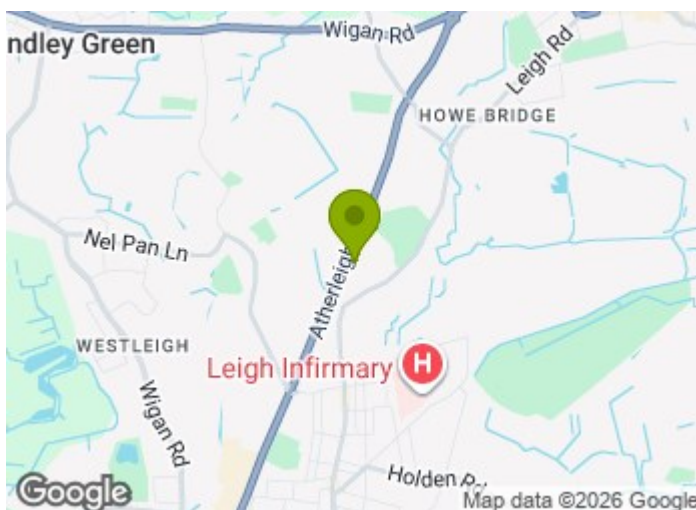
By appointment with the agents as overleaf.

## 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 1TU



## Floor Plan

### 1 Hendon Grove Leigh



Total Area: 74.7 m<sup>2</sup> ... 804 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
 Tel: 01942 603000 Email: [info@cookeandcompany.co.uk](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	