

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Linnet Drive, Leigh

Situated within a modern development with good access to the town and Lilford Park is this very attractive and well presented throughout two bedroom semi detached family home offering ideal first time accommodation to include gardens to the front and rear and off road parking to the front

Asking Price £199,950

29 Linnet Drive

Leigh, WN7 2GE



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

LOUNGE

12'1 (max) x 15'5 (max) (3.66m'0.30m (max) x 4.57m'1.52m (max))

Attractive fireplace with surround. Double doors to rear gardens. Wooden flooring. Tv point. Radiator.

DINING KITCHEN

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

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Built in oven. Separate hob and extractor. Plumbing for washing machine. Part tiled walls.

FIRST FLOOR:

LANDING

BEDROOM FRONT

15'1 (max) x 9'1 (max) (4.57m'0.30m (max) x 2.74m'0.30m (max))

Built in wardrobes. Radiator.

BEDROOM REAR

8'8 (max) x 9'3 (max) (2.44m'2.44m (max) x 2.74m'0.91m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Fully tiled walls and flooring. Radiator.

OUTSIDE:

PARKING

The property is approached over an entrance driveway which provides off road parking for two vehicles.

GARDENS

The gardens are to the rear, mainly paved/patio area with raised lawn to the rear.

TENURE

Freehold.

VIEWING

By appointment with the agent as overleaf.

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.



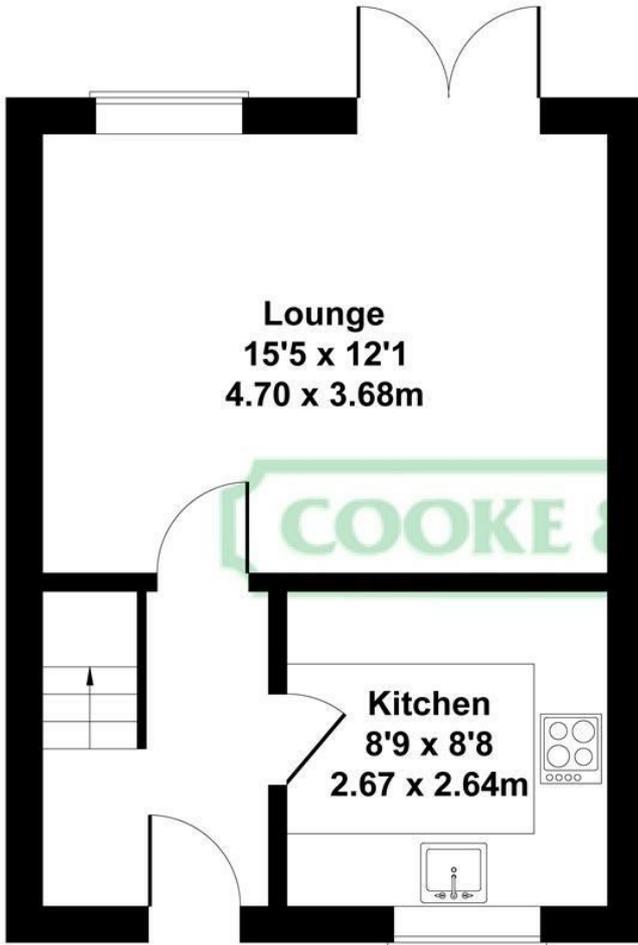
Directions

In further the accommodation comprises:-

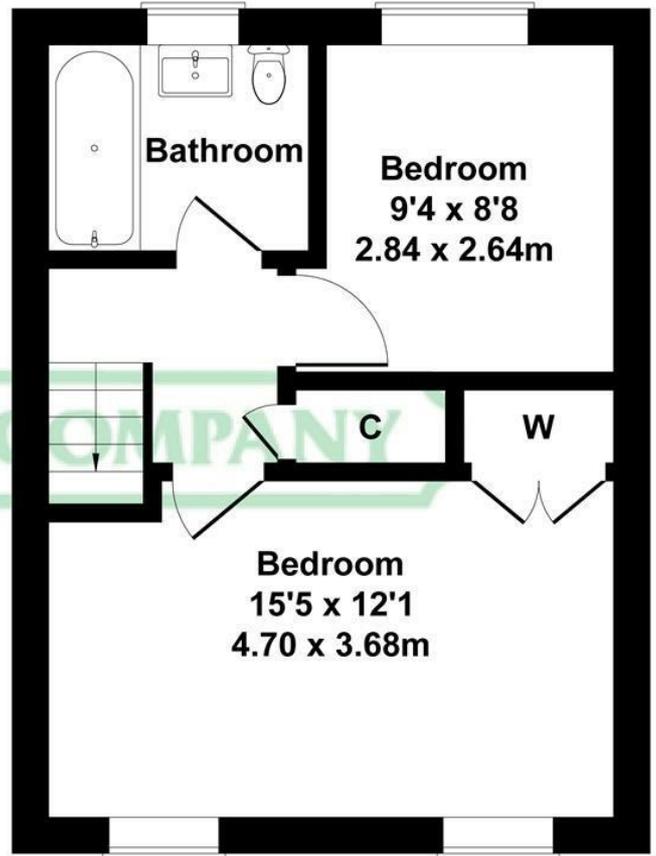


Floor Plan

Approximate Gross Internal Area
655 sq ft - 61 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	