

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Waltham Gardens, Leigh

Situated in a much sought after location is this semi-detached property offering well proportioned living accommodation over two floors with four bedrooms and gardens to the front and rear and ample off-street parking

**Asking Price £299,950**

# 12 Waltham Gardens

Leigh, WN7 3BT



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

Radiator. Under stairs storage

### LOUNGE

12'9 (max) x 9'11 (max) (3.66m'2.74m (max) x 2.74m'3.35m (max) )  
Radiator. TV point.

### FAMILY ROOM

14'3 (max) x 11'9 (max) (4.27m'0.91m (max) x 3.35m'2.74m (max))  
Wooden flooring. Modern radiator. TV point. Double doors to rear of property.

### KITCHEN

14'3 (max) x 11'10 (max) (4.27m'0.91m (max) x 3.35m'3.05m (max) )  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Double oven. Gas hob and extractor fan. Breakfast island.

### BEDROOM

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

### UTILITY

10'7 (max) x 4'5 (max) (3.05m'2.13m (max) x 1.22m'1.52m (max) )  
Plumbing for washing machine. Door to rear of property.

## CLOAKROOM/WC

Low level WC. Built in vanity wash basin. Modern radiator.

## FIRST FLOOR:

### LANDING:

### BEDROOM

12'8 (max) x 11'10 (max) (3.66m'2.44m (max) x 3.35m'3.05m (max) )  
Radiator. TV point

### BEDROOM

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

### BEDROOM

8'5 (max) x 8'3 (max) (2.44m'1.52m (max) x 2.44m'0.91m (max))  
Radiator.

## BATHROOM

Panelled bath with shower fitment over bath. Glass shower screen. Vanity built in wash basin with storage. Low level WC. Fully tiled walls.

## OUTSIDE:

### GARDENS

The property is garden fronted which is mainly laid to lawn with established privet hedges. In addition, there is

an entrance driveway offering ample off-street parking. To the rear is a large, mainly laid to lawn garden with a raised decking area perfect for outdoor entertaining.

## TENURE

Leasehold

## COUNCIL TAX BAND

Council Tax Band B

## VIEWING

By appointment with the agents as overleaf.

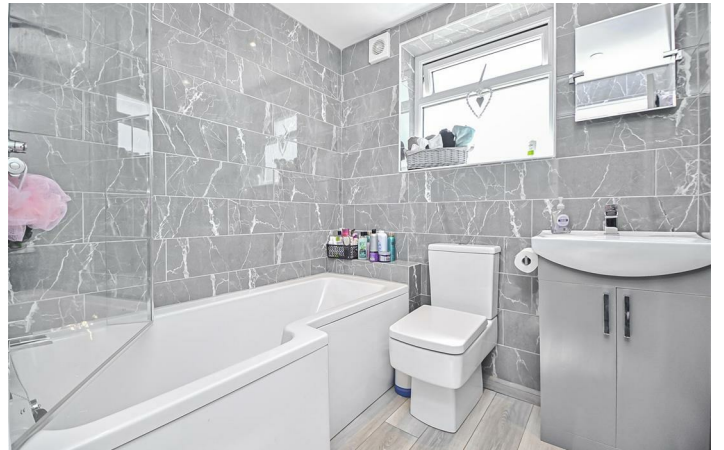
## PLEASE NOTE

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.

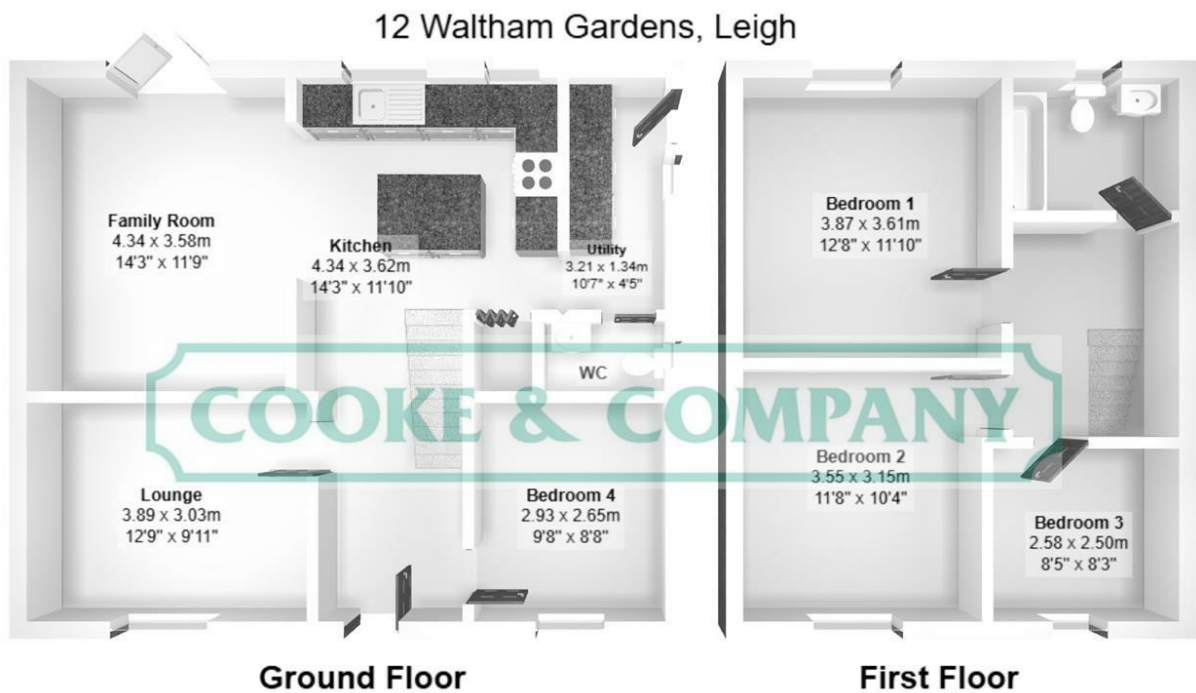


## Directions

WN7 3BT



## Floor Plan



**Total Area: 112.3 m<sup>2</sup> ... 1209 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**

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