

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Riversmeade, Leigh

Situated in a highly regarded residential location is this very spacious detached family home with three bedrooms offering spacious accommodation throughout to include off road parking, integral garage and mature gardens. Positioned in a quiet cul de sac with lovely views to the rear overlooking Lilford Park and Gardens.

**Asking Price £339,950**

# 19 Riversmeade

Leigh, WN7 1JA



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE PORCH

### ENTRANCE HALL

### LOUNGE

20'6 (max) x 14'2 (max) (6.10m'1.83m (max) x 4.27m'0.61m (max))

TV point. Radiator. Feature fire surround and gas fire.

### KITCHEN/DINING ROOM

20'6 (max) x 8'0 (max) (6.10m'1.83m (max) x 2.44m'0.00m (max) )

Fitted with wall and base cupboards. Inset sink with mixer tap. Oven. Gas Hob and extractor hood. Plumbing for washing machine. French Doors to rear.

### CONSERVATORY

13'11 (max) x 11'6 (max) (3.96m'3.35m (max) x 3.35m'1.83m (max))

### GARAGE

### FIRST FLOOR:

### LANDING

### BEDROOM

11'9 (max) x 10'8 (max) (3.35m'2.74m (max) x 3.05m'2.44m (max))

Radiator.

### BEDROOM

10'8 (max) x 10'7 (max) (3.05m'2.44m (max) x 3.05m'2.13m (max) )

Radiator

### BEDROOM

9'9 (max) x 8'2 (max) (2.74m'2.74m (max) x 2.44m'0.61m (max) )

Radiator

### BATHROOM

Panelled bath with handheld shower fitment. Shower cubicle. Built in vanity wash basin with storage. Part tiled walls. Tiled flooring

### SEPARATE WC

Low Level WC

### OUTSIDE:

### PARKING

The property is approached over an entrance driveway which provides off road parking leading an integral garage.

### GARDENS

The front garden is mainly laid to lawn with raised flower beds and plants. To the rear is a low maintenance garden with a raised decking area with flowerbeds, plants and shrubs overlooking Lilford Park.

### TENURE

Leasehold

### COUNCIL AND TAX BAND

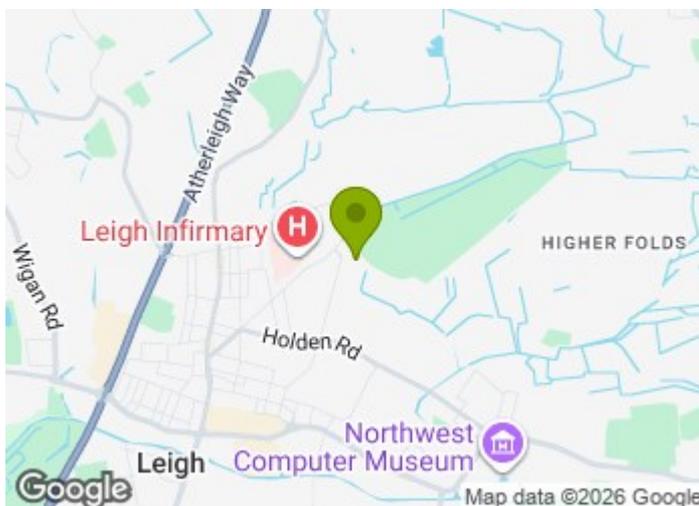
Wigan Council Tax Band D.

### 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.



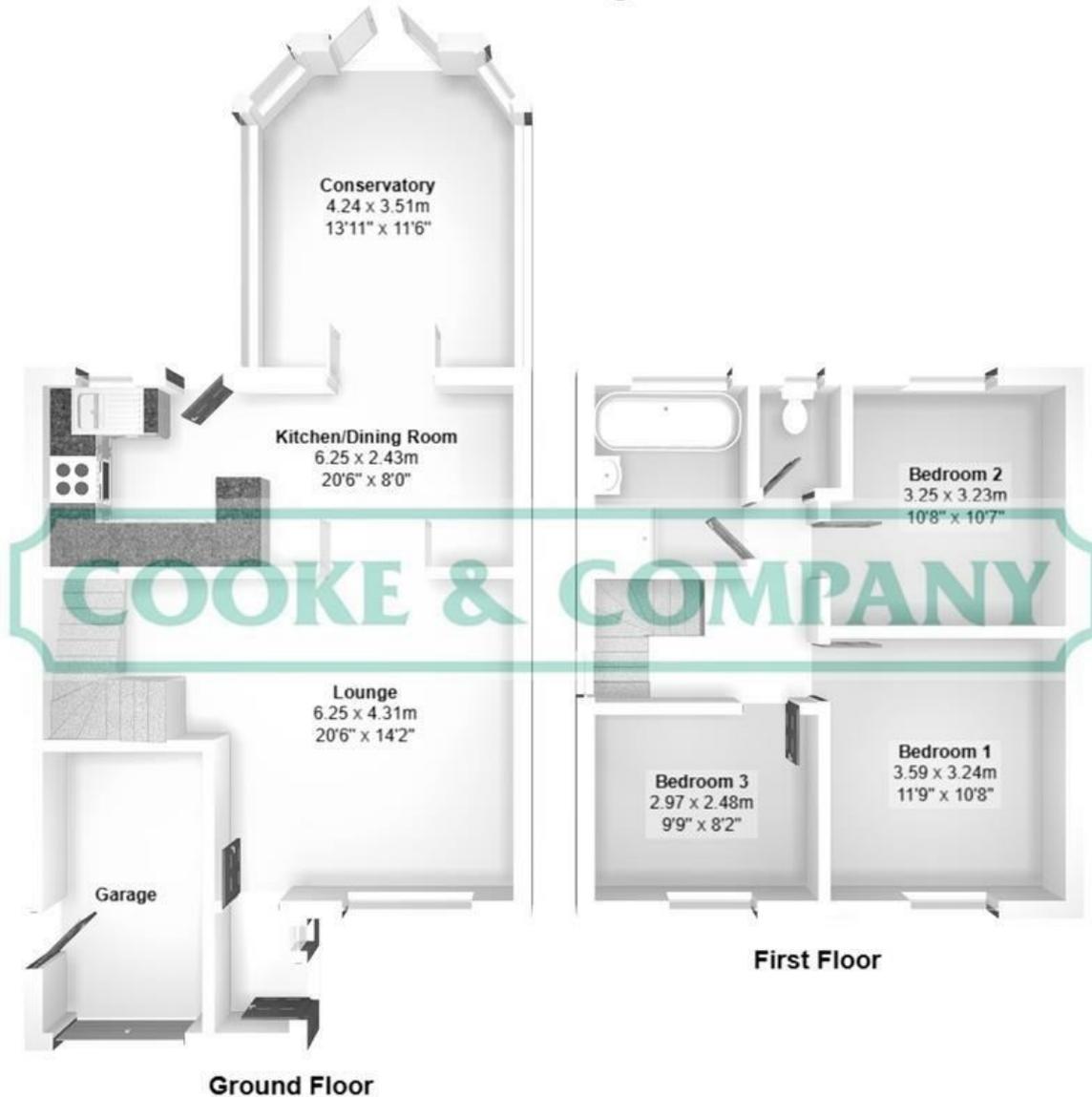
## Directions

WN7 1JA



# Floor Plan

## 19 Riversmeade Leigh



Total Area: 107.3 m<sup>2</sup> ... 1155 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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	