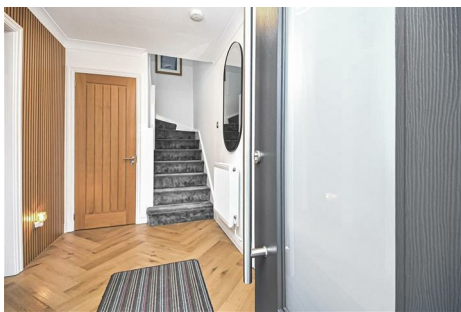


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Spinnerette Close, Leigh

Situated in a popular residential area
In a cul de sac location is this modern three bedroom
detached family property with good size rear garden
and driveway providing ample off road parking leading to a garage

Asking Price £300,000

2 Spinnerette Close

Leigh, WN7 2HP



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY:

Radiator

LOUNGE

15'10 (max) x 10'4 (max) (4.57m'3.05m (max) x 3.05m'1.22m (max))

Bay Window. TV Point. Radiator. Feature fire and surround.

DINING KITCHEN

17'5 (max) x 9'10 (max) (5.18m'1.52m (max) x 2.74m'3.05m (max))

Modern fully fitted kitchen with wall cupboards and base units. Sink unit with mixer tap. Integrated appliances. Hob and extractor hood. Doors to rear.

CLOAKROOM/WC

Built in vanity wash hand basin with storage. Low level WC.

GARAGE/STORAGE

UTILITY

Plumbing for washing machine.

FIRST FLOOR

LANDING

BEDROOM

13'0 (max) x 10'0 (max) (3.96m'0.00m (max) x 3.05m'0.00m (max))

Radiator.

ENSUITE

Shower cubicle. Built in vanity wash hand basin. Low level WC. Radiator.

BEDROOM

10'4 (max) x 9'0 (max) (3.05m'1.22m (max) x 2.74m'0.00m (max))

Radiator.

BEDROOM

10'6 (max) x 6'6 (max) (3.05m'1.83m (max) x 1.83m'1.83m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment, pedestal wash basin, low level WC. Radiator.

OUTSIDE:

PARKING

The property is approached via an entrance driveway providing ample off road parking leading to a garage.

GARDENS

The front garden is mainly laid to lawn. The rear garden is mainly laid to lawn with established plants and shrubs and has a covered patio area.

TENURE

Leasehold

COUNCIL TAX

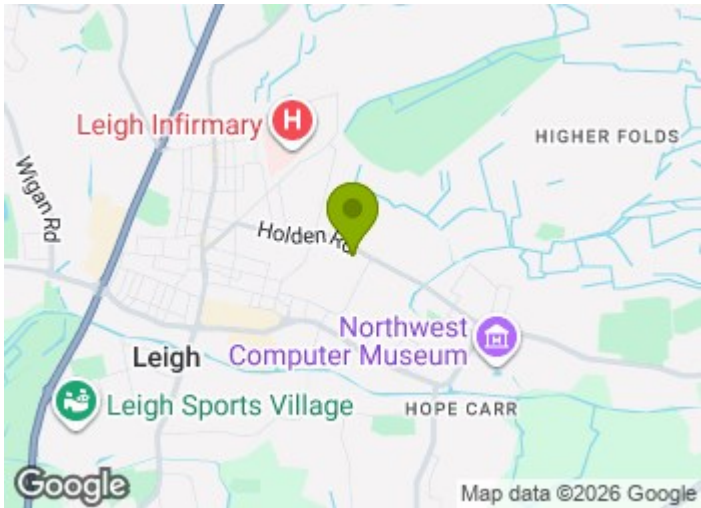
Council Tax Band D

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.



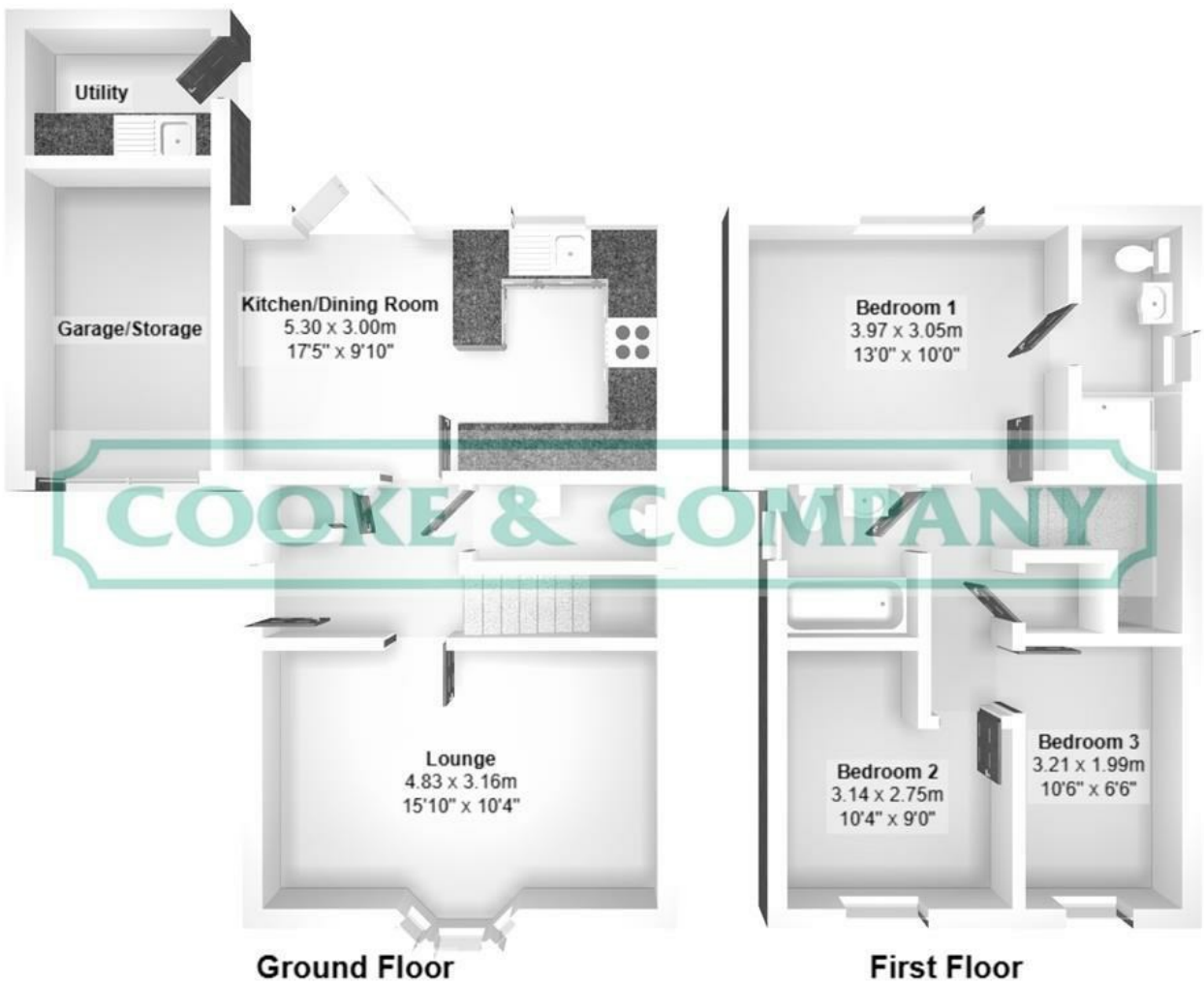
Directions

WN7 2HP



Floor Plan

2 Spinnerette Close



Total Area: 96.8 m² ... 1042 ft²
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 firms 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		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC