

Balmoral Drive, Leigh

Situated in an established residential location is this semi-detached family property offering well proportioned and very spacious living accommodation with three bedrooms there are bathrooms on both floors to include conservatory and gardens to the front and rear including off road parking with gated access

Asking Price £180,000

28 Balmoral Drive

Leigh, WN7 2TX



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In further the accommodation comprises :

GROUND FLOOR :

ENTRANCE HALLWAY

Radiator.

LOUNGE

12'8" (max) x 12'5" (max) (3.86 (max) x 3.78 (max))
Attractive Fireplace. Wall Mounted TV Point. Radiator.

KITCHEN/DINING ROOM

9'2 (max) x 19'3 (max) (2.79m (max) x 5.87m (max))
Fitted with base units and wall cupboards. Inset sink
with mixer tap. Gas Hob. Integrated Oven. Plumbing for
washing machine. Tiled walls. Attractive Fireplace.
Radiator. Double doors to Conservatory.

CONSERVATORY

9'7" (max) x 7'9" (max) (2.92 (max) x 2.36 (max))
Double doors to rear garden.

BATHROOM

Panelled bath with shower fitment over bath and shower
screen. Low level WC. Wash hand basin. Tiled walls and
floor.

WALK IN STORE CUPBOARD

Door to outside.

FIRST FLOOR :

LANDING

Access to Loft Room.

BEDROOM

13'3" (max) x 9'8" (max) (4.04 (max) x 2.95 (max))
Radiator.

BEDROOM

10'9" (max) x 8'6" (max) (3.28 (max) x 2.59 (max))
Radiator.

BEDROOM

8'7" (max) x 7'9" (max) (2.62 (max) x 2.36 (max))
Radiator.

BATHROOM.

Panelled bath. Vanity Unit Wash hand basin. Radiator.

SEPARATE WC

Low level WC.

SECOND FLOOR :

LOFT ROOM

OUTSIDE :

PARKING

The property is approached via double gates to the front
provide secure parking.

GARDENS

To the front and rear. Paved front garden and to the rear
there is a lovely low maintenance patio garden.

TENURE :

Freehold.

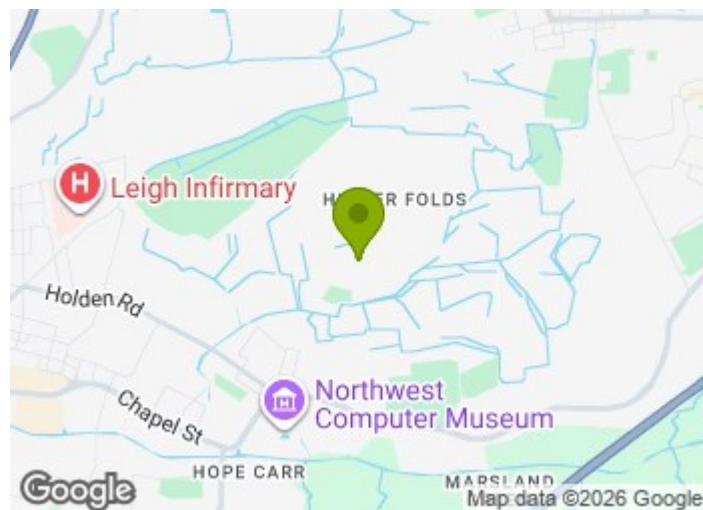
VIEWING :

By appointment with the agent as overleaf.

SERVICES (NOT TESTED)

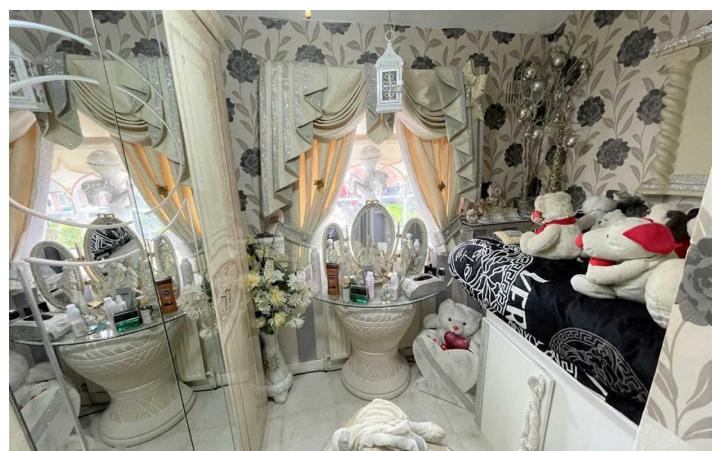
No tests have been made of mains services, heating
systems or associated appliances and neither has
confirmation been obtained from the statutory bodies of
the presence of these services. We cannot therefore
confirm that they are in working order and any
prospective purchaser is advised to obtain verification
from their solicitor or surveyor.

IF YOU ARE THINKING OF SELLING YOUR
PRESENT HOME COOKE & COMPANY WILL BE
PLEASED TO PROVIDE A FREE VALUATION
WITHOUT OBLIGATION. PLEASE CONTACT SIMON
COOKE OR ZOE O'MARA ON 01942 603000.



Directions

Sat Nav Ref WN7 2TX



Floor Plan

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		
(81-91) B		
(69-80) C	79	
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	