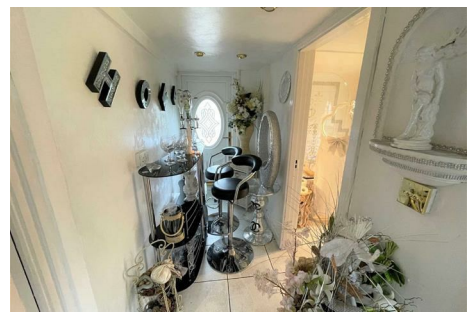


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



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



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

