

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Sevenoaks, Leigh

Situated in a popular and highly regarded residential area and in a cul de sac position with good access to The Guided Busway for commuter routes is this very attractive semi-detached family home offering spacious accommodation throughout with a stunning family kitchen, three bedrooms and gardens to the front and rear.

MUST BE VIEWED
NO CHAIN INVOLVED

Asking Price £285,000

7 Sevenoaks

Leigh, WN7 1JQ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Modern radiator. Under stairs storage cupboard.

LOUNGE

13'1 (max) x 11'6 (max) (3.96m'0.30m (max) x 3.35m'1.83m (max))

Wood burner. TV Point. Radiator.

KITCHEN/DINING ROOM

17'9 (max) x 6'3 (max) (5.18m'2.74m (max) x 1.83m'0.91m (max))

Fully fitted modern kitchen with high gloss wall cupboards and base units. Work surfaces. Inset sink with mixer tap. Double Oven. Hob and Extractor Hood. Integrated fridge freezer. Plumbing for washing machine. TV point. Dining area with double doors to rear garden.

CONSERVATORY

9'5 (max) x 8'6 (max) (2.74m'1.52m (max) x 2.44m'1.83m (max))

Radiator. Double doors to outside.

FIRST FLOOR:

LANDING:

BEDROOM

11'4 (max) x 10'0 (max) (3.35m'1.22m (max) x 3.05m'0.00m (max))

Radiator.

BEDROOM

10'1 (max) x 9'8 (max) (3.05m'0.30m (max) x 2.74m'2.44m (max))

Radiator.

BEDROOM

8'4 (max) x 7'7 (max) (2.44m'1.22m (max) x 2.13m'2.13m (max))

Fitted Wardrobes. Radiator.

BATHROOM

Modern bathroom. Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Fully tiled walls and tiled floor.

OUTSIDE:

GARAGE

GARDENS

The front garden is mainly laid to lawn and is approached over a block paved driveway providing off road parking leading to the garage.

The rear garden is mainly laid to lawn with raised flower beds and established plants and shrubs. There is a paved patio/seating area and a garden room perfect for outdoor entertaining.

TENURE

Leasehold

COUNCIL AND TAX BAND

Wigan Council Tax Band C

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.



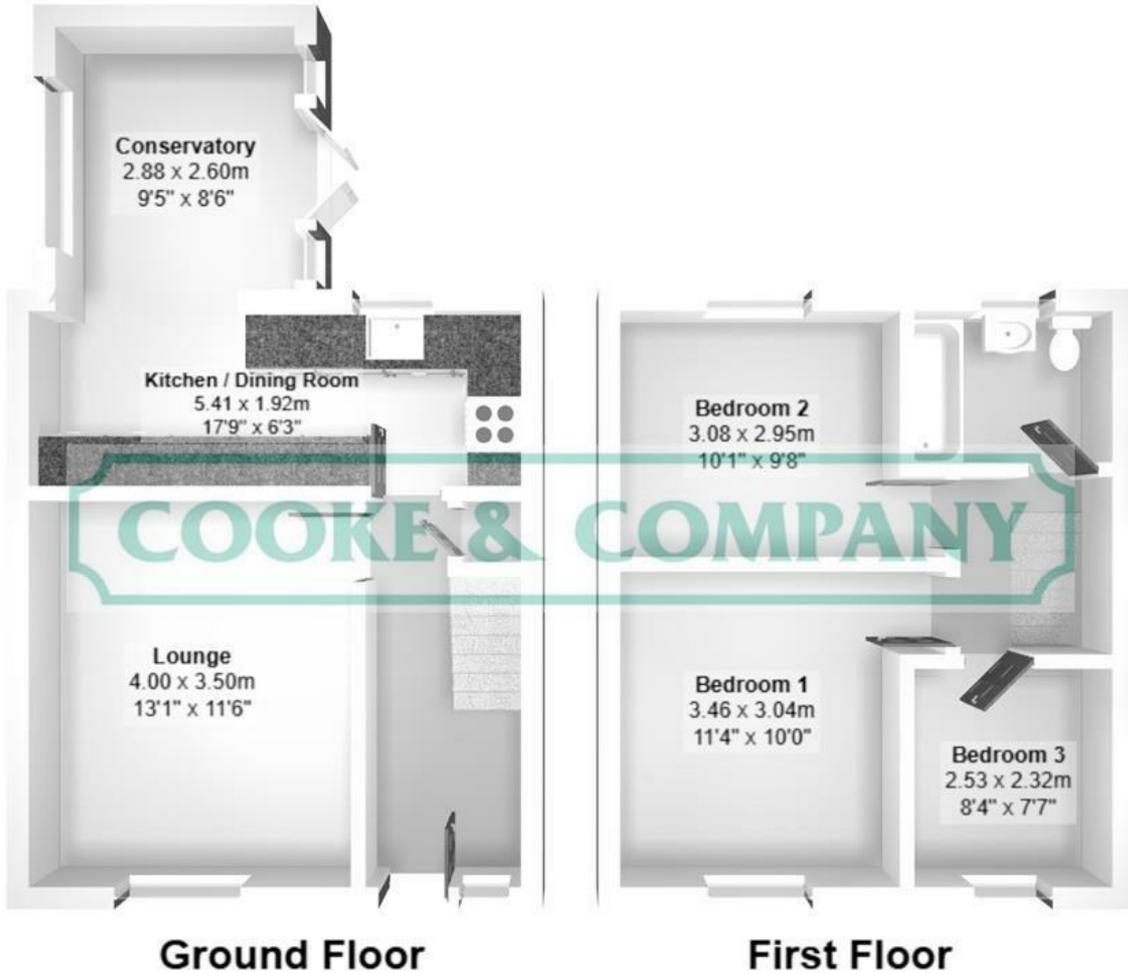
Directions

WN7 1JQ



Floor Plan

7 Sevenoaks, Leigh



Total Area: 75.7 m² ... 815 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	