

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Redwaters, Leigh

Situated in a highly desirable and sought after residential area and in a cul de sac position is this extended detached bungalow with three bedrooms off road parking, garage and gardens within good access to Lilford Park and social and commuter routes via the V1 The Guided Busway

NO ONWARD CHAIN

Asking Price £325,000

ENTRANCE HALL

Radiator. Built in store cupboard. Loft access.

LOUNGE 15'9 (max) x 11'8 (max) (4.80m (max) x 3.56m (max))

Attractive Fireplace. Radiator.

DINING ROOM 10'8 (max) x 8'6 (max) (3.25m (max) x 2.59m (max))

Radiator. Patio doors to Conservatory.

KITCHEN 11'6 (max) x 9'0 (max) (3.51m (max) x 2.74m (max))

Fitted with base units and wall cupboards. Oven, hob and extractor hood. Inset Sink unit. Plumbing for washing machine. Door to outside.

BEDROOM 12'7 (max) x 9'0 (max) (3.84m (max) x 2.74m (max))

Radiator. Fitted Wardrobes.

BATHROOM

Large Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

BEDROOM 17'8 (max) x 10'7 (max) (5.38m (max) x 3.23m (max))

Fitted Wardrobes. Radiator.

EN-SUITE

Corner bath. Bidet. Pedestal wash hand basin. Low level Wc. Heated Towel Radiator. Radiator. Fully tiled walls.

BEDROOM 13'8 (max) x 9'0 (max) (4.17m (max) x 2.74m (max))

Radiator.

ATTACHED GARAGE

OUTSIDE :

PARKING

The frontage of the property has been block paved to provide off road parking leading to the garage.

GARDENS

Paved patio seating area and generous private garden mostly laid to lawn with mature trees and hedges.

COUNCIL AND TAX BAND

Wigan Council Tax Band D.

TENURE :

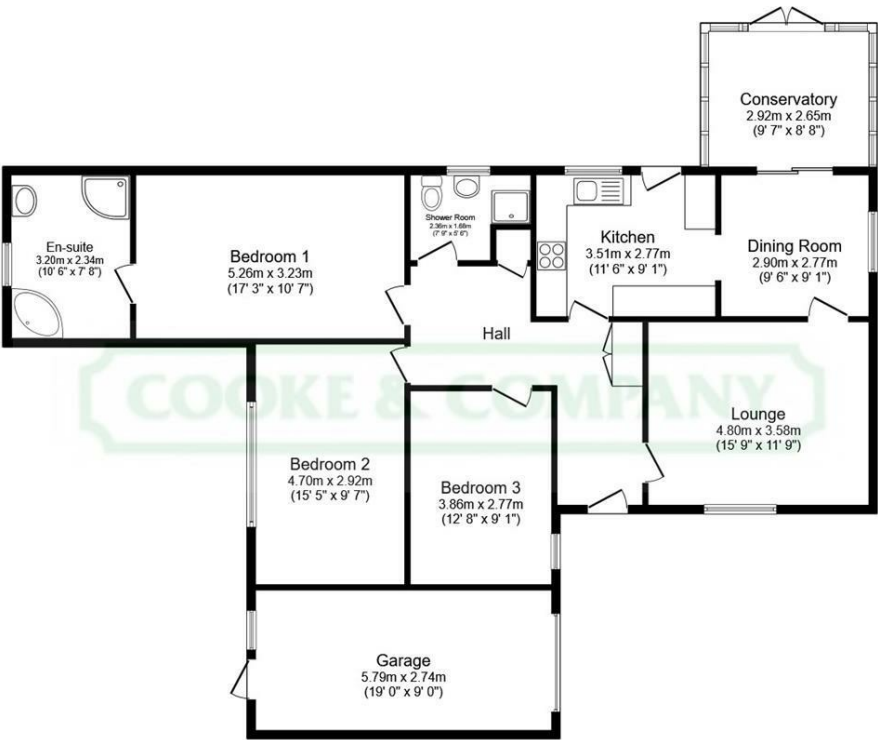
Freehold.

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.

Floor Plan

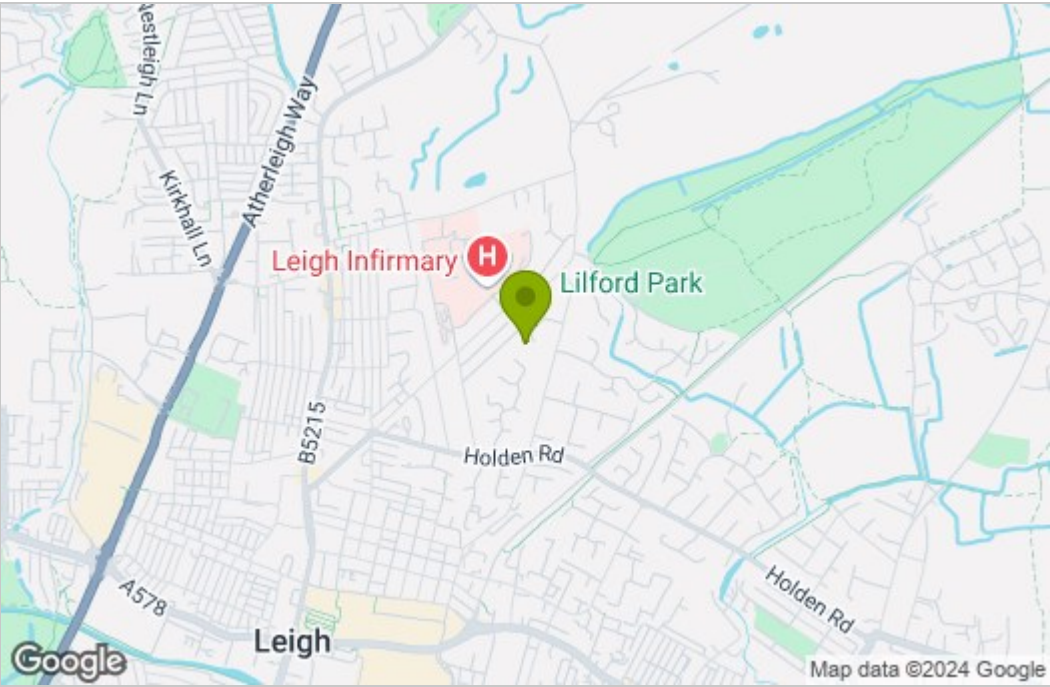


Floor Plan
Floor area 126.8 sq.m. (1,365 sq.ft.)

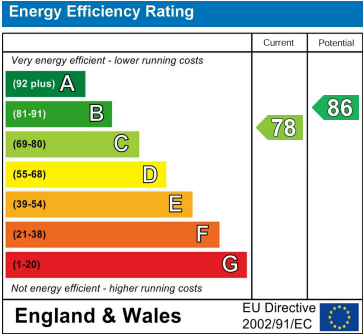
TOTAL: 126.8 sq.m. (1,365 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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.