

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



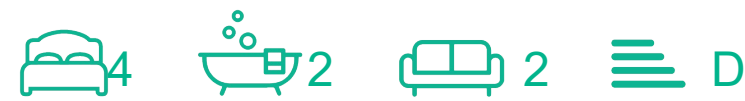
Riversmeade, Leigh

Situated in a highly regarded residential location is this very spacious detached family home with four bedrooms offering spacious accommodation throughout to include off road parking, integral garage and mature gardens. Positioned in a quiet cul de sac with views to the rear overlooking Lilford Park and Gardens.

Asking Price £360,000

17 Riversmeade

Leigh, WN7 1JA



- HIGHLY REGARDED POPULAR LOCATION
- CUL DE SAC POSITION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

17'6 (max) x 11'4 (max) (5.18m'1.83m (max) x 3.35m'1.22m (max))
TV point. Radiator. Feature fire surround and gas fire.

DINING AREA

11'4 (max) x 8'11 (max) (3.35m'1.22m (max) x 2.44m'3.35m (max))
Radiator. French doors to conservatory

KITCHEN

12'0 (max) 8'10 (max) (3.66m'0.00m (max) 2.44m'3.05m (max))
Fitted with wall and base cupboards. Inset sink with mixer tap. Extractor hood. Plumbing for washing machine.

CLOAKROOM/WC

Low level WC. Pedestal wash basin. Heated towel rail. Part tiled walls

CONSERVATORY

10'2 (max) x 9'10 (max) (3.05m'0.61m (max) x 2.74m'3.05m (max))
Doors to rear garden

GARAGE

FIRST FLOOR:

LANDING

BEDROOM

12'11 (max) x 10'2 (max) (3.66m'3.35m (max) x 3.05m'0.61m (max))
Radiator.

BEDROOM

17'0 (max) x 11'10 (max) (5.18m'0.00m (max) x 3.35m'3.05m (max))
Radiator

BEDROOM

10'11 (max) x 10'2 (max) (3.05m'3.35m (max) x 3.05m'0.61m (max))
Radiator

BEDROOM

10'0 (max) x 9'3 (max) (3.05m'0.00m (max) x 2.74m'0.91m (max))
Radiator

BATHROOM

Panelled bath with overhead electric shower. Shower screen. Built in vanity wash basin with storage. Low level WC. Ceiling spot lights.

OUTSIDE

The property is approached over an entrance driveway which provides off road parking leading to an integral garage. The front garden is mainly laid to lawn with established plants and shrubs. To the rear is a mainly

laid to lawn garden with flowerbeds, plants and shrubs. In addition, there is a paved patio area perfect for outdoor entertaining.

TENURE

Freehold

COUNCIL TAX

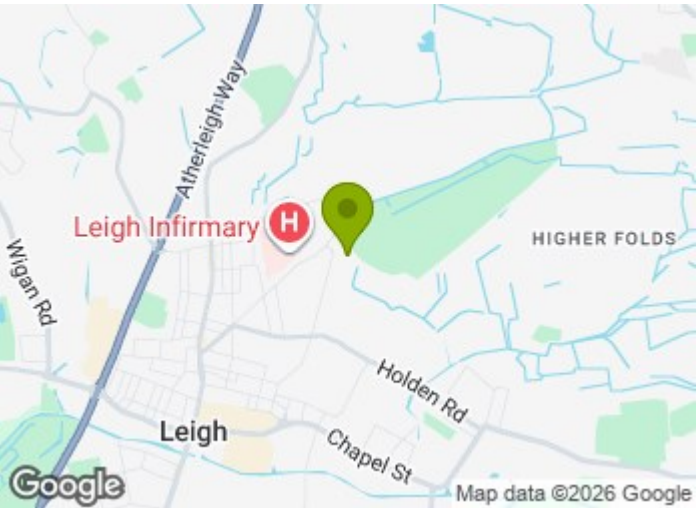
Wigan Council Tax Band D.

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 1JA



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.

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