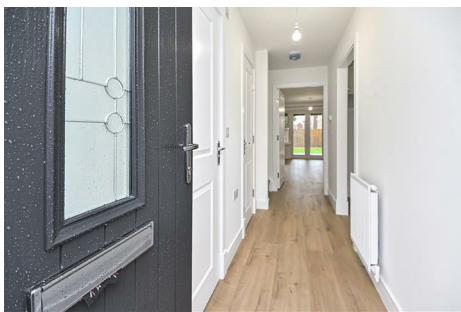


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Runfield Close, Leigh

Situated on a modern development in a very popular and sought after location is this modern and spacious Georgian style three storey mid row Townhouse in a cul de sac location with three bedrooms, garage and a private rear garden and within a short walk to the Town Centre and the V1 Guided Busway for commuter routes

Asking Price £259,950

28 Runfield Close

Leigh, WN7 1EP



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL
Radiator.

WC/CLOAKROOM
Pedestal wash hand basin. Low level WC. Radiator.

LOUNGE
16'4 (max) x 13'4 (4.88m'1.22m (max) x 3.96m'1.22m)
TV point. Radiator. Wooden flooring. Storage cupboard.
French doors to rear garden.

KITCHEN
12'9 (max) x 6'3 (max) (3.66m'2.74m (max) x 1.83m'0.91m (max))
Brand new fully fitted kitchen with wall and base cupboards. Inset sink with mixer tap. Built in oven. Hob. Extractor. Plumbing for washing machine. Radiator. Storage cupboard.

FIRST FLOOR:

LANDING
New carpets. Radiator

BEDROOM
13'4 (max) x 11'6 (max) (3.96m'1.22m (max) x 3.35m'1.83m (max))
New carpets. Radiator

BEDROOM
13'4 (max) x 9'8 (max) (3.96m'1.22m (max) x 2.74m'2.44m (max))
New carpets. Radiator

BATHROOM
Panelled bath with overhead shower fitment. Pedestal wash basin. Low level WC. Part tiled walls

SECOND FLOOR:

BEDROOM
13'4 (max) x 12'10 (max) (3.96m'1.22m (max) x 3.66m'3.05m (max))
New carpets. Radiator.

EN-SUITE
Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator

DRESSING ROOM
10'5 (max) x 6'3 (max) (3.05m'1.52m (max) x 1.83m'0.91m (max))
New carpets. Radiator.

OUTSIDE:

GARAGE
The property has a garage with two allocated parking spaces.

GARDENS
The property is approached over an entrance pathway.

The property has a low maintenance private garden to the rear laid with artificial grass with the benefit of a covered raised decking area perfect for entertaining.

TENURE
Leasehold

COUNCIL TAX
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.

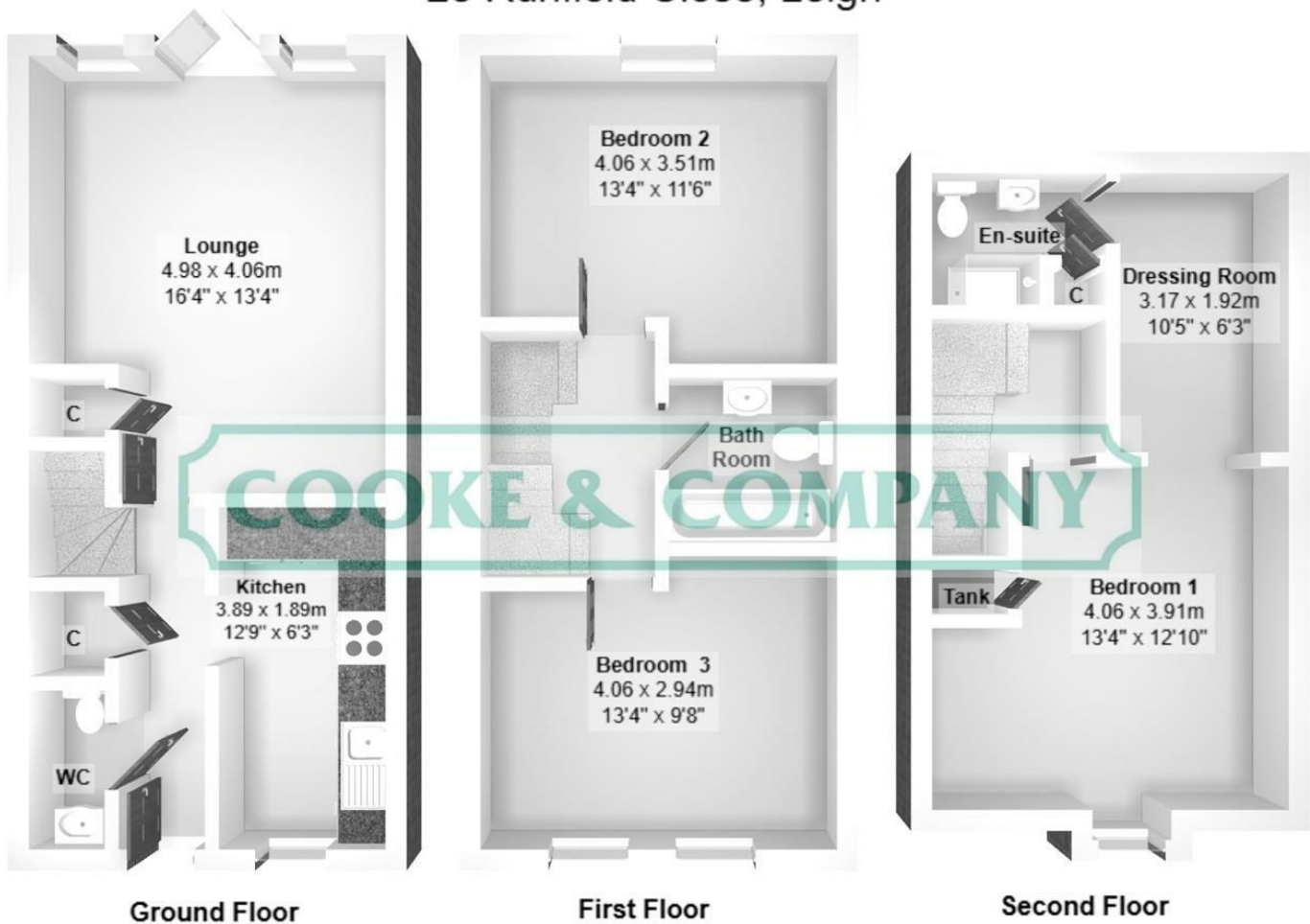


Directions
WN7 1EP



Floor Plan

28 Runfield Close, Leigh



Total Area: 102.9 m² ... 1108 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 firms 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		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC