

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Midland Close, Leigh

Situated in an established location and in a cul-de-sac position is this very attractive extended semi-detached family home to include three bedrooms, off road parking leading to an integral garage with gardens to the front and rear offering excellent family accommodation throughout

Asking Price £299,950

11 Midland Close

Leigh, WN7 5BW



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

13'8 (max) x 12'11(max) (3.96m'2.44m (max) x 3.66m'3.35m(max))
Wooden flooring. Feature fire surround. TV point. Radiator.

DINING ROOM

10'11 (max) x 6'9 (max) (3.05m'3.35m (max) x 1.83m'2.74m (max))

KITCHEN

10'11 (max) x 8'11 (max) (3.05m'3.35m (max) x 2.44m'3.35m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Extractor fan. Part tiled walls.

REAR LOUNGE

16'6 (max) x 12'2 (max). (4.88m'1.83m (max) x 3.66m'0.61m (max).)
Two windows. TV point. Radiator.

STUDY

10'3 (max) x 7'6 (max). (3.05m'0.91m (max) x 2.13m'1.83m (max).)
French doors to rear of property. Radiator.

STORAGE AREA:

GARAGE

18'1 (max) 8'7 (max) (5.49m'0.30m (max) 2.44m'2.13m (max))

FIRST FLOOR:

LANDING:

BEDROOM

14'1 (max) x 9'0 (max) (4.27m'0.30m (max) x 2.74m'0.00m (max))
Fully fitted wardrobes. TV point. Radiator.

BEDROOM

9'5 (max) x 9'5 (max) (2.74m'1.52m (max) x 2.74m'1.52m (max))
Radiator.

BATHROOM

7'1 (max) x 6'11 (max) (2.13m'0.30m (max) x 1.83m'3.35m (max))
TV point. Radiator.

BATHROOM

Enclosed shower cubicle. Hand wash basin. Low level WC. Radiator. Fully tiled.

OUTSIDE:

PARKING

The property is approached via a large printed concrete driveway which provides ample off road parking, leading to an integral garage.

GARDENS

The rear garden is full paved offering a beautiful low maintenance area with a raised decking area with seating which is fully covered and perfect for outdoor entertaining.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

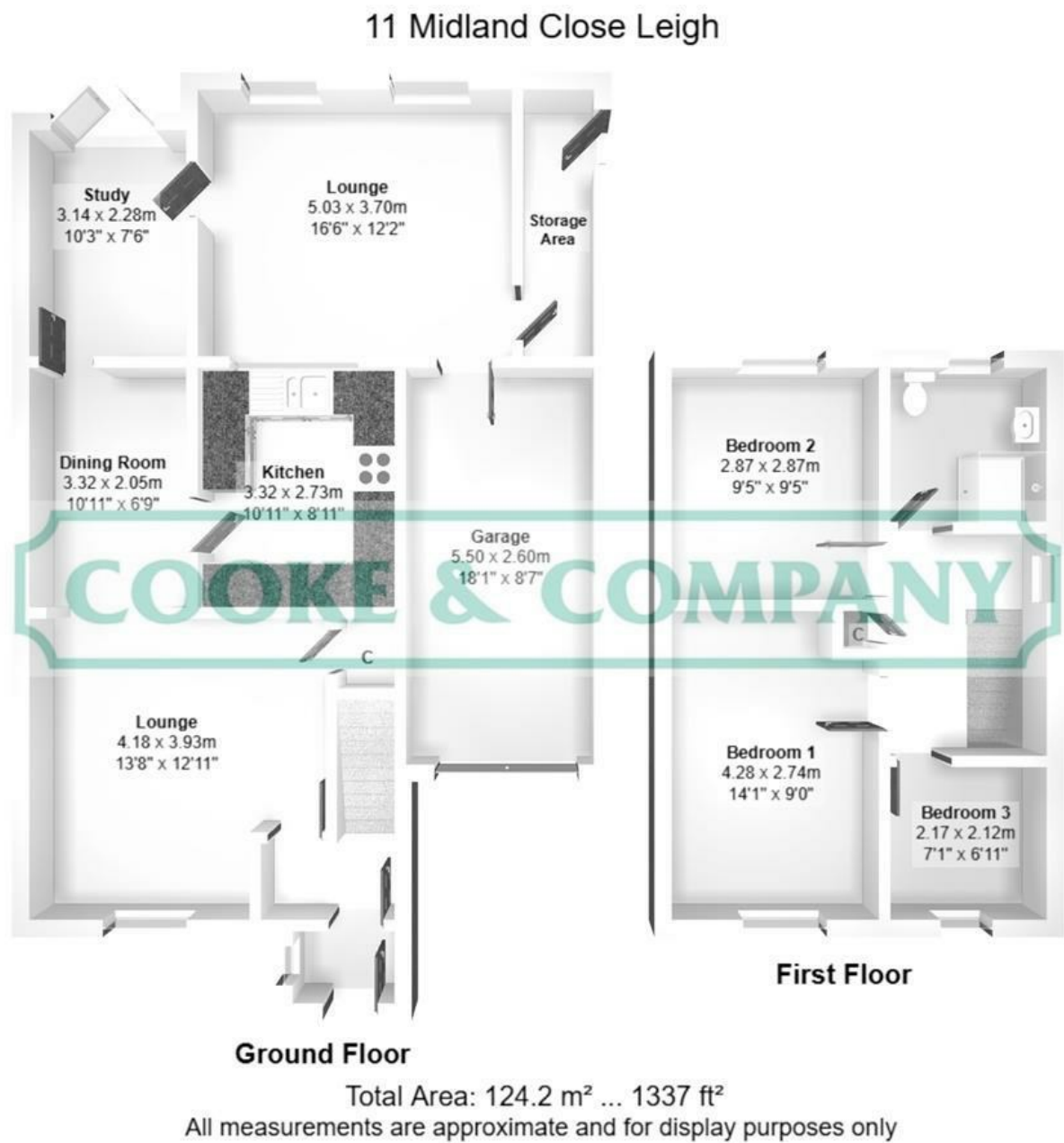
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 5BW



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	86
England & Wales		EU Directive 2002/91/EC