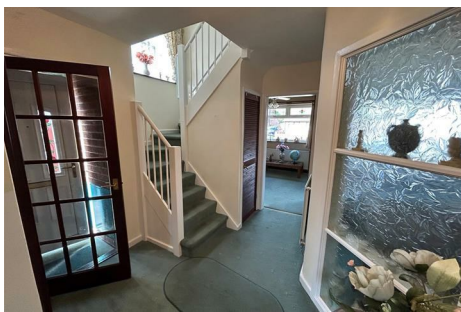


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Alderley Lane, Leigh

Situated in a popular and sought after area is this semi detached dormer style property offering well proportioned family accommodation with three bedrooms, gardens to the front and rear and a paved driveway offering ample off street parking leading to a garage

Asking Price £235,000

11 Alderley Lane

Leigh, WN7 3DN



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

Radiator

LOUNGE

19'11 (max) x 16'11 (max) (5.79m'3.35m (max) x 4.88m'3.35m (max))
Gas fire. Radiator

KITCHEN/DINING ROOM

19'11 (max) x 15'9 (max). (5.79m'3.35m (max) x 4.57m'2.74m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine French doors leading to rear garden. Radiator

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM

13'7 (max) x 10'6 (max). (3.96m'2.13m (max) x 3.05m'1.83m (max).)
Radiator.

BEDROOM

10'7 (max) x 9'8 (max). (3.05m'2.13m (max) x 2.74m'2.44m (max).)
Radiator.

BEDROOM

9'11 (max) x 7'2 (max). (2.74m'3.35m (max) x 2.13m'0.61m (max).)
Radiator

FAMILY SHOWER ROOM

Large walk in shower. Vanity built in wash basin with storage. WC.

STORAGE AREA

OUTSIDE

GARAGE

PARKING

The property offers a paved driveway offering ample off street parking leading to a garage.

GARDENS

The property offers a mainly laid to lawn garden to the front. To the rear is a good sized garden mainly laid to lawn with a paved area

TENURE

Leasehold

VIEWING

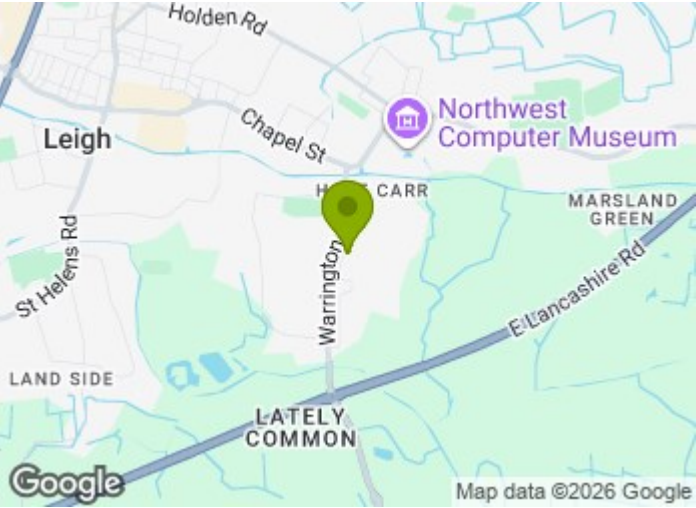
By appointment with the agents as overleaf.

COUNCIL TAX

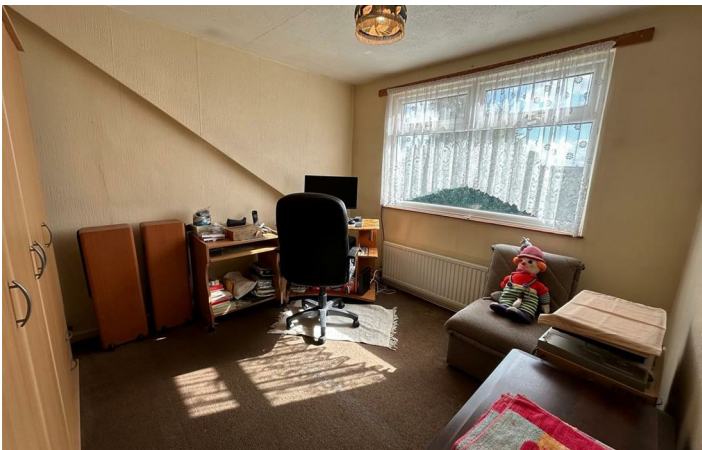
Council Tax Band C

PLEASE NOTE

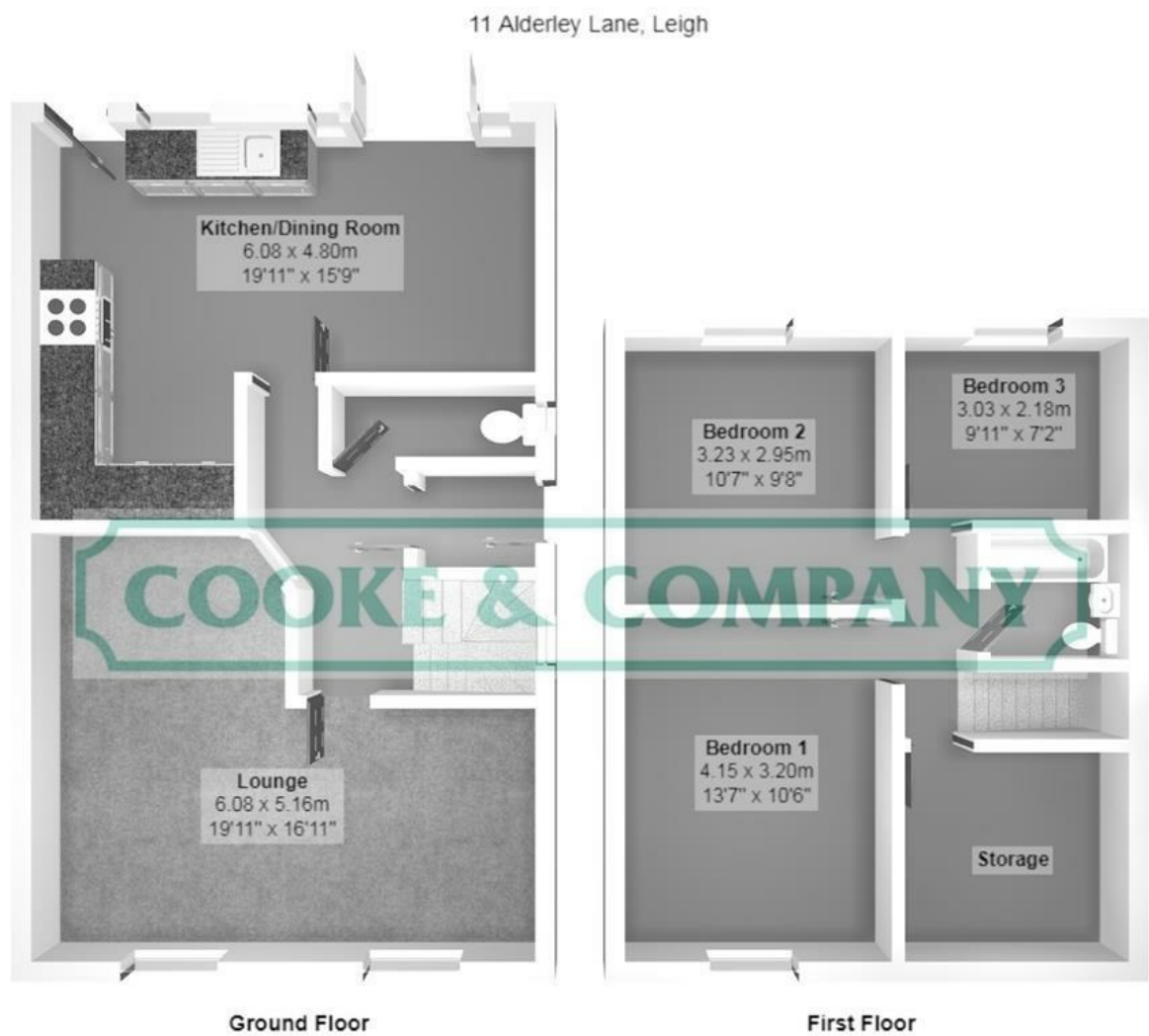
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 3DN



Floor Plan



Total Area: 107.4 m² ... 1156 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |