

## 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

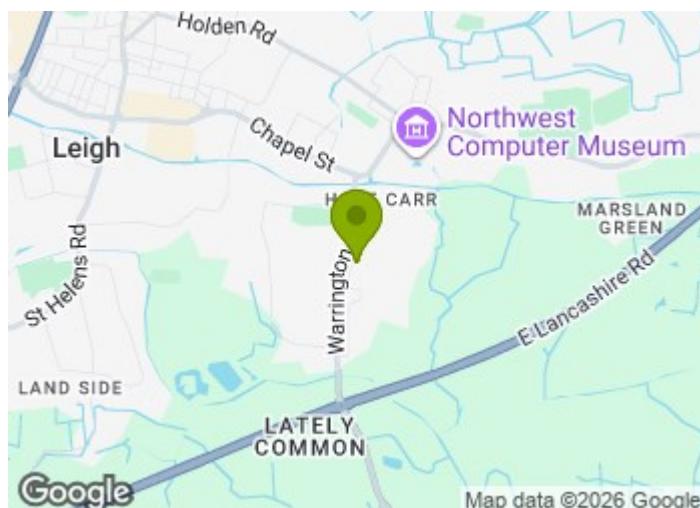
By appointment with the agents as overleaf.

#### 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.



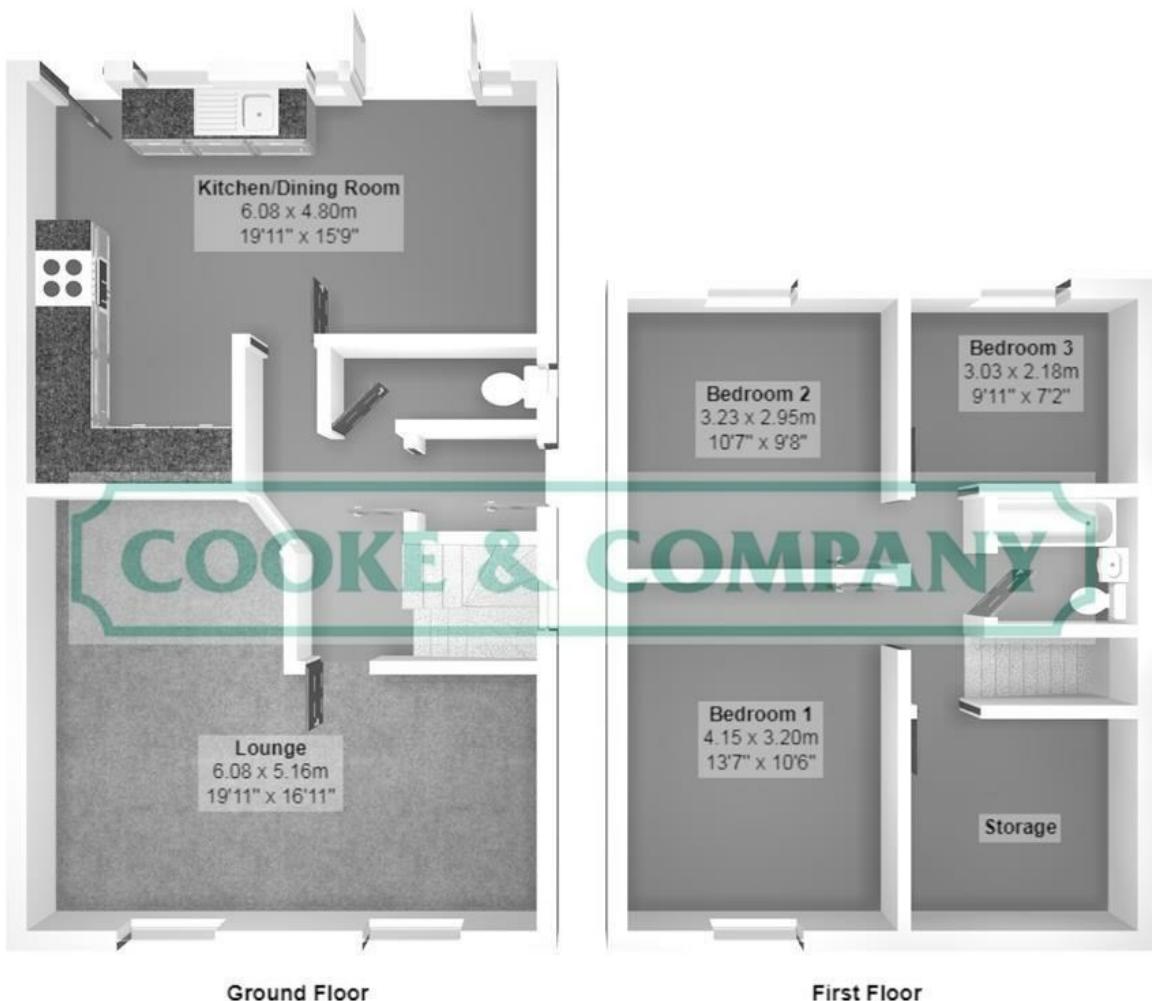
#### Directions

WN7 3DN



## Floor Plan

11 Alderley Lane, Leigh



Total Area: 107.4 m<sup>2</sup> ... 1156 ft<sup>2</sup>

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 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		78
(69-80) C		65
(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	