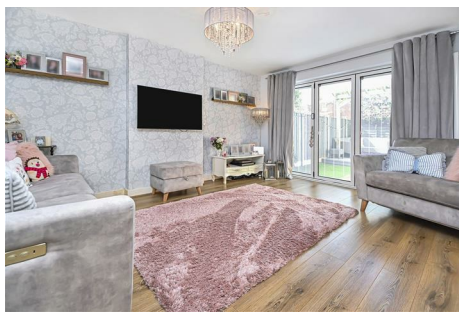
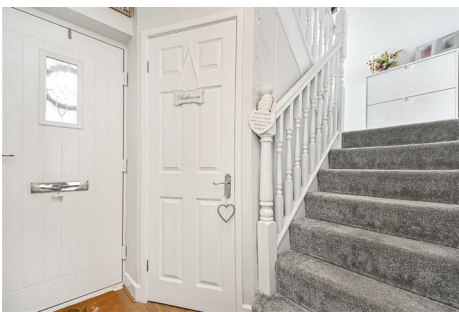


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Glen Park, Leigh

Situated in a highly regarded residential area in a cul de sac position is this attractive three-bedroom extended detached family property offering well-presented living accommodation over two floors with gardens to the front and rear including garage and driveway providing off road parking and within walking distance of the Guided Busway

**Asking Price £299,995**

# 10 Glen Park

Leigh, WN7 1HY



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

In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL:**

**LOUNGE**

15'3 (max) x 11'4 (max) (4.65m (max) x 3.45m (max) )  
Modern radiator. TV Point. Bi fold doors.

**DINING ROOM**

11'7 (max) x 8'7 (max) (3.53m (max) x 2.62m (max) )  
Wooden flooring. Electric wall heater.

**KITCHEN**

21'8 (max) x 7'10 (max) (6.60m (max) x 2.39m (max) )  
Fully fitted with base cupboards and wall cupboards. Breakfast island with hob and extractor hood. Double oven. Sink unit with mixer tap. Plumbing for washing machine. Wooden Flooring.

**CLOAKROOM/WC**

Low level WC. Vanity built in wash basin with storage.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

13'6 (max) 9'8 (max) (4.11m (max) 2.95m (max) )

**BEDROOM**

9'9 (max) x 8'8 (max) (2.97m (max) x 2.64m (max) )  
Radiator. Wooden flooring

**BEDROOM**

9'7 (max) x 7'10 (max) (2.92m (max) x 2.39m (max) )  
Radiator. Wooden flooring.

**BATHROOM**

6'7 (max) x 6'7 (max) (2.01m (max) x 2.01m (max) )  
Roll top bath with hand held shower fitment. Built in vanity wash basin with storage. Low level WC. Heated towel rail. Part tiled walls.

**OUTSIDE:**

**GARAGE**

The property is approached over an entrance driveway providing off road parking leading to the garage.

**GARDENS**

Gardens are to the front and rear. Front garden

with lawn and planted borders. Private rear garden with artificial grass and a raised decking/patio area and pergola.

**TENURE**

Freehold

**COUNCIL TAX**

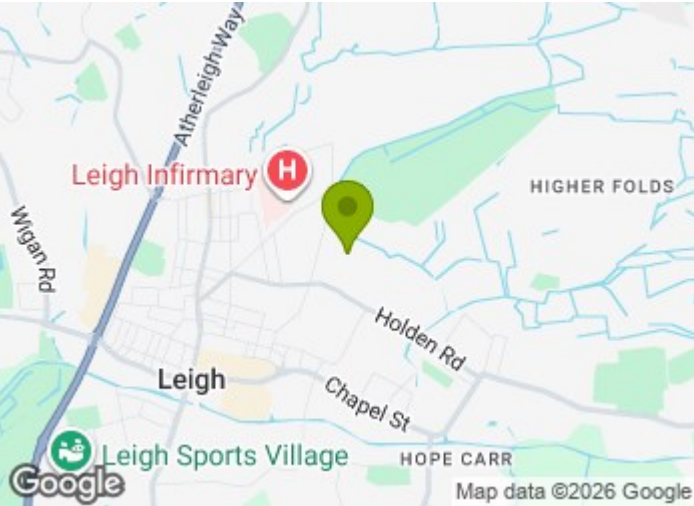
Council Tax Band D

**VIEWING**

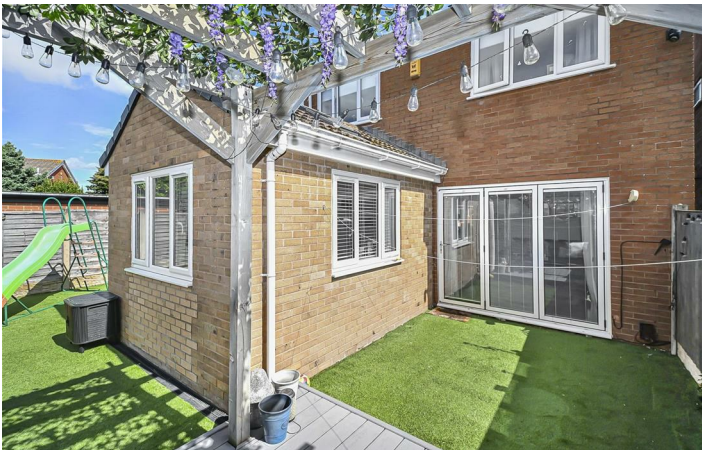
By appointment with the agents as overleaf.

**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.

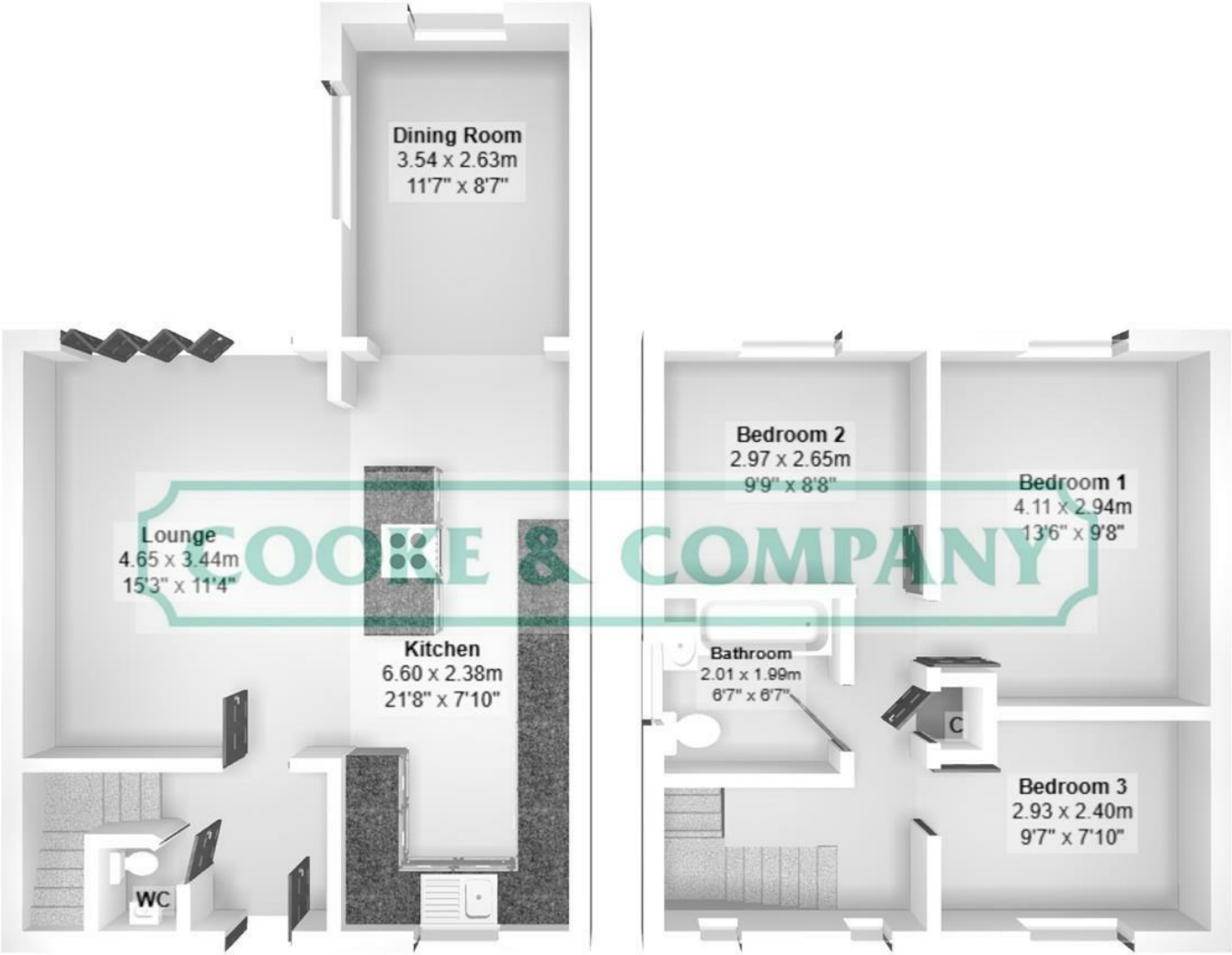


**Directions**  
WN7 1HY



Floor Plan

10 Glenpark,



Ground Floor

First Floor

Total Area: 91.8 m<sup>2</sup> ... 988 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 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                                 |                         | 83        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      |           |
| (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 |           |