

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Coppice Nook, Leigh

Situated within a small modern development is this very attractive and spacious throughout three bedroom semi detached family home offering excellent family living accommodation over two floors to include off road parking/driveway and garden to the front and rear

**Asking Price £199,995**

# 4 Coppice Nook

Leigh, WN7 5FW



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

Wooden flooring. Radiator.

### LOUNGE

14'6 (max) x 13'8 (max) ( 4.27m'1.83m (max) x 3.96m'2.44m (max) )  
TV point. Radiator.

### DINING KITCHEN

16'9 (max) x 11'3 (max) ( 4.88m'2.74m (max) x 3.35m'0.91m (max) )  
Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine and dryer. Cooker with extractor fan. Part tiled walls. French doors to rear gardens/patio.

### CLOAKROOM

Wash hand basin. Low level WC. Extractor fan. Radiator.

## FIRST FLOOR:

## LANDING

### BEDROOM

8'7 (max) x 7'1 (max) (2.44m'2.13m (max) x 2.13m'0.30m (max))  
Radiator.

### BEDROOM

8'9 (max) x 11'7 (max) ( 2.44m'2.74m (max) x 3.35m'2.13m (max))  
Radiator.

### BEDROOM

14'3 (max) x 8'9 (max) ( 4.27m'0.91m (max) x 2.44m'2.74m (max))  
Radiator.

### BATHROOM

Panelled bath with shower fitment over bath and glass shower screen. Vanity wash hand basin. Low level WC. Mostly tiled walls.

## OUTSIDE:

The property benefits off road parking/driveway.  
The gardens are to the front and rear, mainly laid to lawn with patio area.

## TENURE

Freehold.

## VIEWING

By appointment with the agents as overleaf.

## COUNCIL TAX BAND

B

## 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

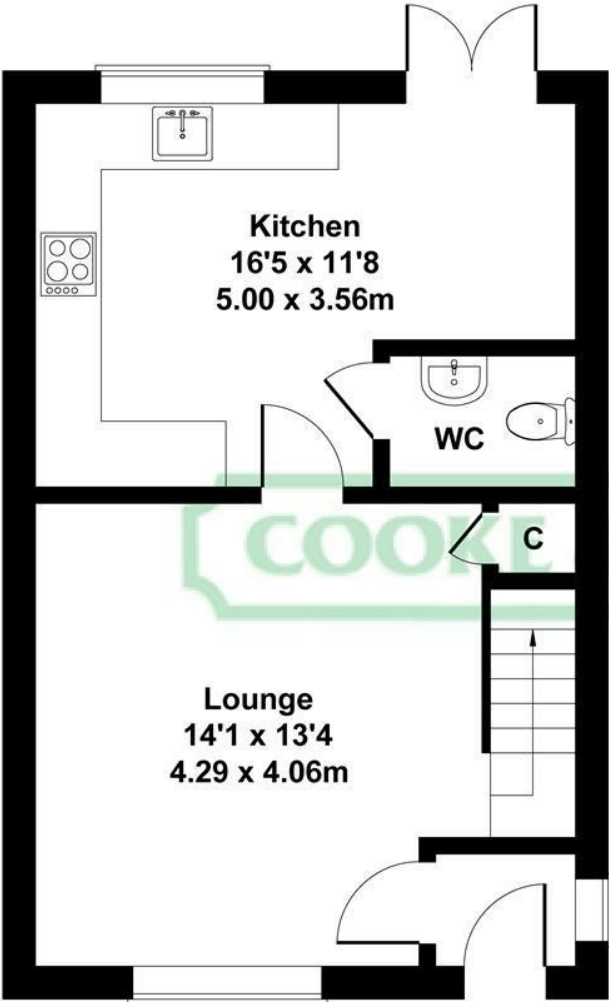
Sat Nav Ref: WN7 5FX



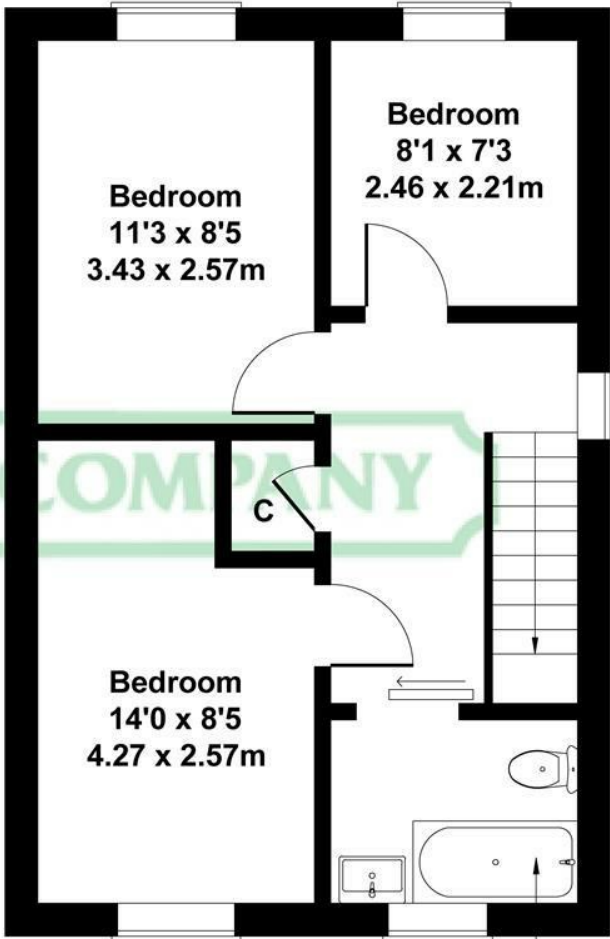


Floor Plan

Approximate Gross Internal Area  
862 sq ft - 80 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative 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 firm's 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		95
(81-91)	B	83	
(69-80)	C		
(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	