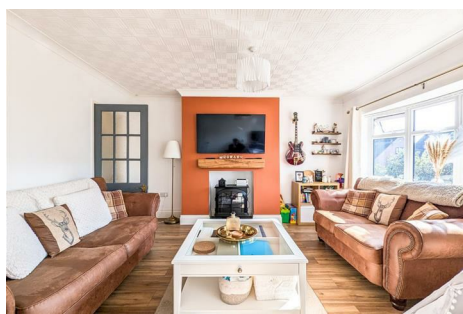


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Ashley Drive, Leigh

Situated in a very popular and well established location is this very attractive and spacious throughout three bedroom semi detached family home offering well presented living space over two floors to include off road parking to the front, side leading to the detached garage

(IDEAL FIRST TIME ACCOMMODATION)

Asking Price £219,950

20 Ashley Drive

Leigh, WN7 5HP



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Built in store cupboard. Radiator.

LOUNGE/DINING AREA

20'6 (max) x 14'0 (max) (6.10m'1.83m (max) x 4.27m'0.00m (max))

Fireplace oak mantle and stone hearth with fitted mains socket for Electric feature stove. Wall mounted TV point with Double plug socket on chimney breast. Wooden flooring. Two bay windows. Two radiators.

KITCHEN

13'6 (max) x 8'2 (max) (3.96m'1.83m (max) x 2.44m'0.61m (max))

Fitted with wall and base cupboards. Sink unit with mixer taps. Radiator. Door to outside courtyard.

UTILITY ROOM/ CLOAKROOM

6'6 (max) x 6'5 (max) (1.83m'1.83m (max) x 1.83m'1.52m (max))

Pedestal wash hand basin. Low level WC. Heated towel rail. Plumbing for washing machine and dryer.

FIRST FLOOR:

LANDING

BEDROOM

11'6 (max) x 11'4 (max) (3.35m'1.83m (max) x 3.35m'1.22m (max))

Wooden flooring. Radiator.

BEDROOM

11'5 (max) x 8'9 (max) (3.35m'1.52m (max) x 2.44m'2.74m (max))

Wooden flooring, Radiator.

BEDROOM

14'3 (max) x 9'4 (max) (4.27m'0.91m (max) x 2.74m'1.22m (max))

Wooden flooring, Radiator.

FAMILY BATHROOM

Shower cubicle. Wash hand basin. Low level WC. Built in store cupboards. Radiator.

OUTSIDE:

GARAGE

The property is approached over an entrance driveway which provides off road parking to the front, side leading to the garage.

GARDENS

The gardens are to the front and rear, to the rear the gardens are not overlooked and private mainly paved with stocked flowerbeds/borders and patio area.

TENURE

leasehold 999 years approx. £12.00pa

COUNCIL TAX BAND

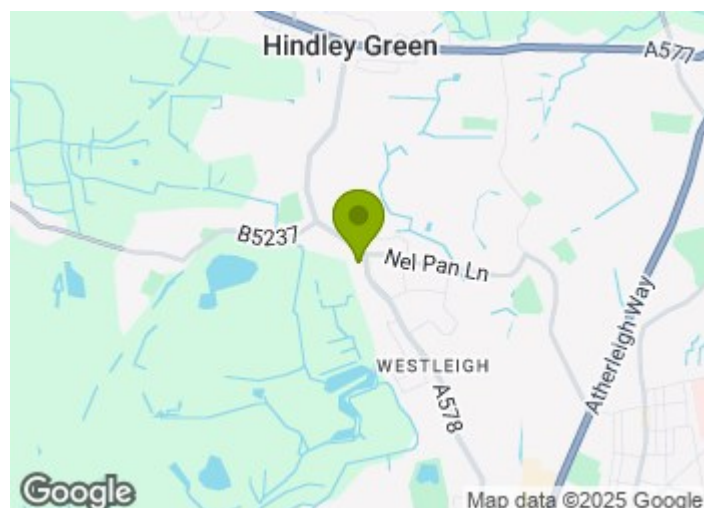
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VIEWING

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.

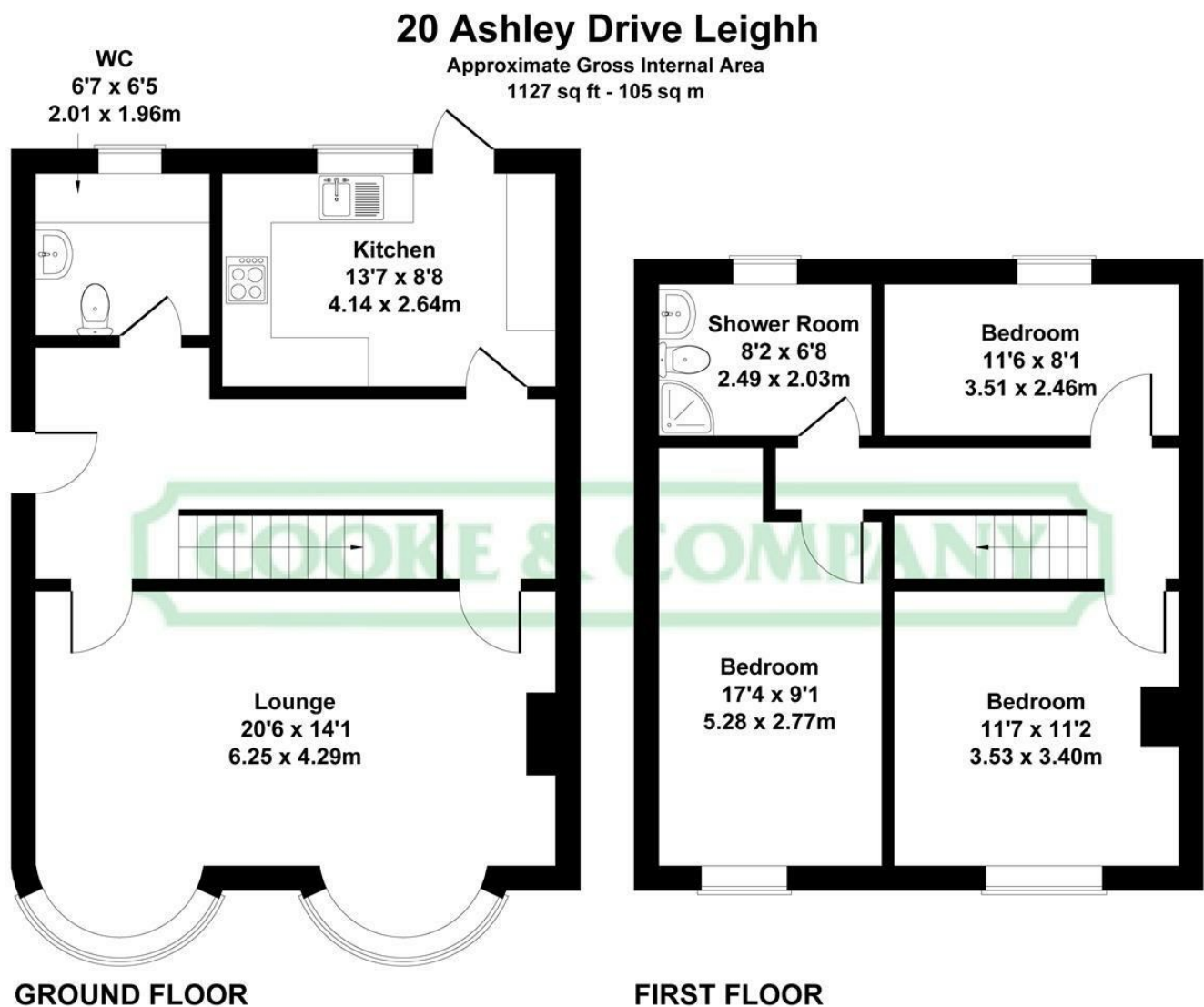


Directions

Sat Nav Ref WN7 5HP



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC