

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bexhill Drive, Leigh

Situated in a popular location is this three bedroom detached family home within a good sized plot offering very attractive and well presented living accommodation over two floors to include gardens to the front and rear with open aspect to the side and detached garage

No Offers £270,000

86 Bexhill Drive

Leigh, WN7 5TG



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

15'0 (max) x 14'9 (max) (4.57m'0.00m (max) x 4.27m'2.74m (max))

TV point. Very attractive fireplace. Radiator. Under stairs store cupboard.

DINING KITCHEN

14'9 (max) x 9'8 (max) (4.27m'2.74m (max) x 2.74m'2.44m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Oven, hob and extractor fan. French doors leading to conservatory.

CONSERVATORY

10'6 (max) x 7'2 (max). (3.05m'1.83m (max) x 2.13m'0.61m (max).)

Radiator. Doors to rear garden.

FIRST FLOOR:

LANDING

Radiator

MASTER BEDROOM

11'10 (max) x 8'6 (max) (3.35m'3.05m (max) x 2.44m'1.83m (max))

Fully fitted wardrobes. Radiator.

EN SUITE

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

BEDROOM

8'9 (max) x 8'6 (max) (2.44m'2.74m (max) x 2.44m'1.83m (max))

Fully fitted wardrobes. Radiator.

BEDROOM

7'11 (max) x 5'9 (max) (2.13m'3.35m (max) x 1.52m'2.74m (max))

Radiator.

BATHROOM

Panelled bath. Vanity built in wash basin with storage. Low level WC. Radiator. Fully tiled walls.

OUTSIDE:

DETACHED GARAGE

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

GARDENS

The gardens are to the front and rear, the front is mainly laid to lawn whilst the rear is fully paved and fully fenced. The side also benefits attractive aspect views.

TENURE

Freehold

COUNCIL TAX

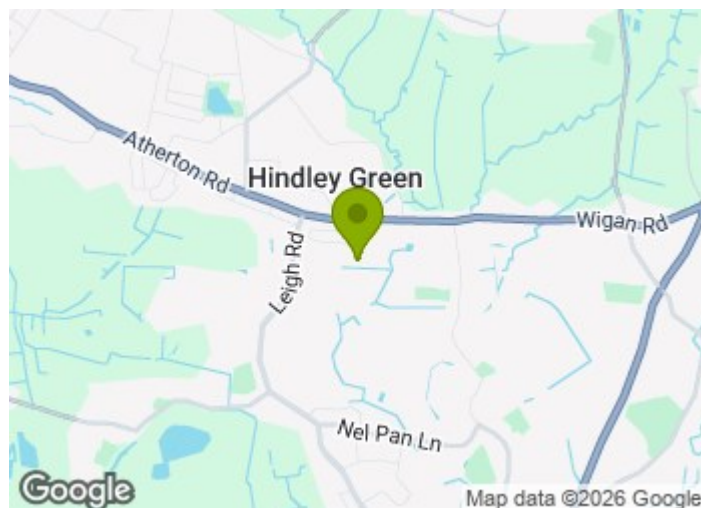
Council Tax Band C

VIEWING

By appointment with the agents as overleaf.

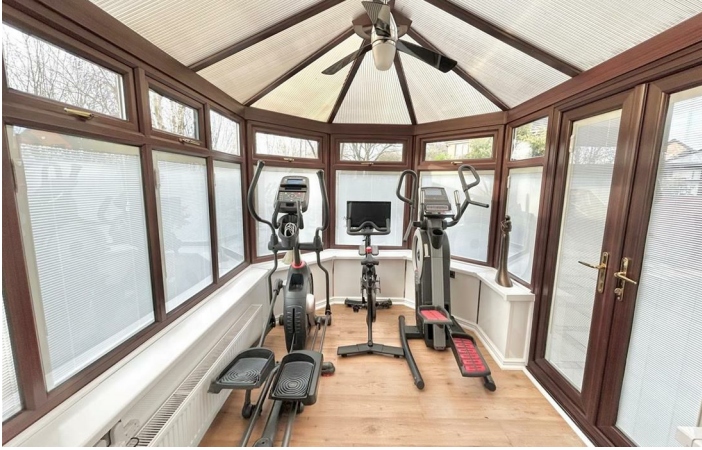
PLEASE NOTE

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.



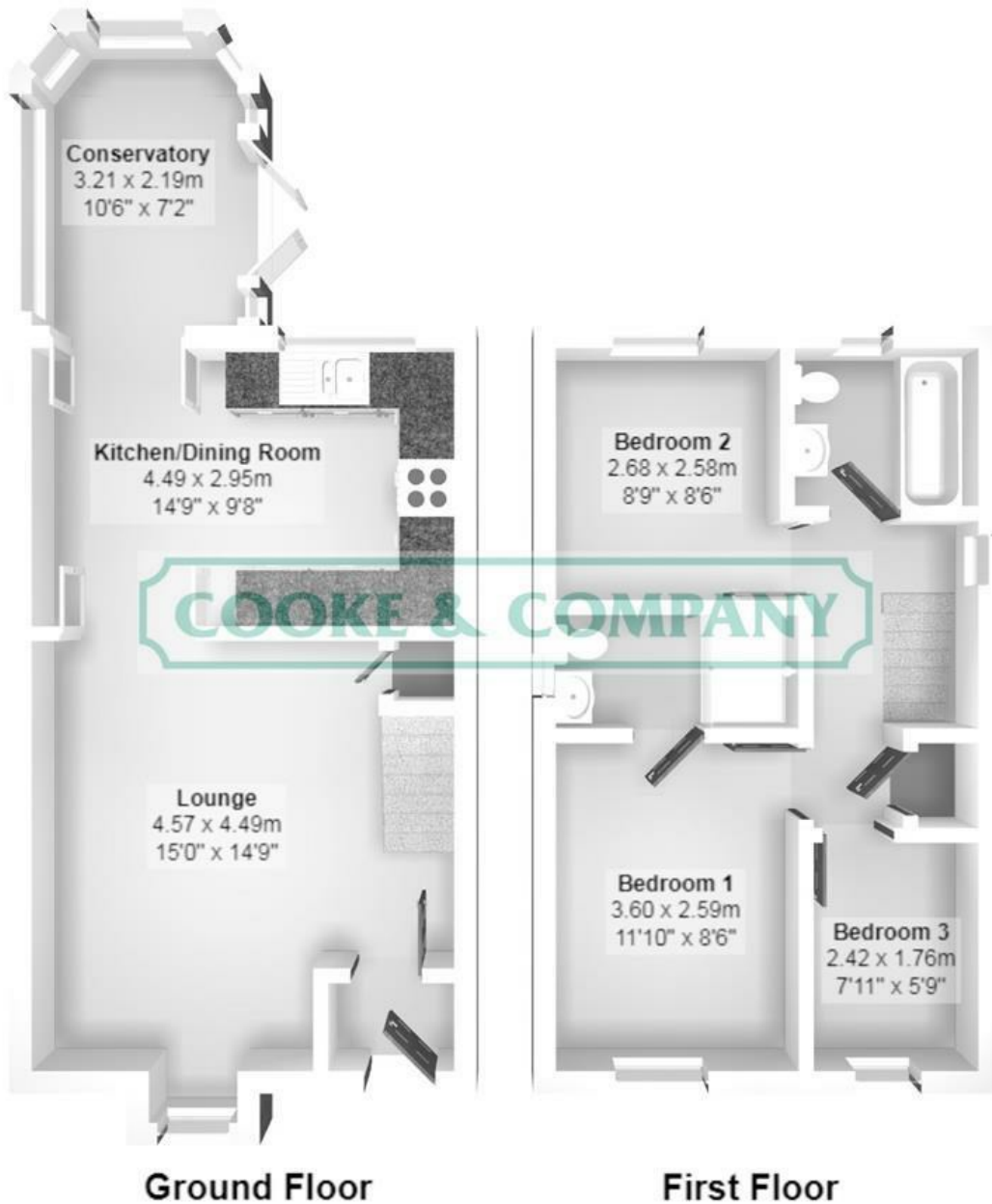
Directions

WN7 5TG



Floor Plan

86 Bexhill Drive Leigh



Total Area: 76.7 m² ... 825 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 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 | | 85 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (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 | |