

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Teesdale Drive, Leigh

Situated in a popular and well established residential location in a cul de sac position with good access to the town is this spacious three bedroom semi detached family home to include gardens to the front and rear and off road parking to the front leading to an integral garage

(NO CHAIN INVOLVED - VACANT PROPERTY)

Asking Price £219,995

3 Teesdale Drive

Leigh, WN7 2TJ



GROUND FLOOR:

ENTRANCE HALL

Old style radiator.

LOUNGE

14'5 (max) x 12'4 (max). (4.27m'1.52m (max) x 3.66m'1.22m (max).)

Bay window. TV point. Feature fire place. Old style radiator. Wooden flooring.

DINING AREA

10'5 (max) x 7'9 (max). (3.05m'1.52m (max) x 2.13m'2.74m (max).)

Wooden floor. Radiator with wooden cover. Patio doors to rear.

KITCHEN

9'5 (max) x 5'0 (max). (2.74m'1.52m (max) x 1.52m'0.00m (max).)

Fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Double oven. Plumbing for washing machine.

FIRST FLOOR:

LANDING

Loft access. Feature window.

BEDROOM

13'0 (max) x 8'2 (max) (3.96m'0.00m (max) x 2.44m'0.61m (max))

Fully fitted wardrobes. Radiator.

BEDROOM

9'7 (max) x 10'4 (max). (2.74m'2.13m (max) x 3.05m'1.22m (max).)

Radiator.

BEDROOM

7'5 (max) x 7'5 (max) (2.13m'1.52m (max) x 2.13m'1.52m (max))

Radiator.

BATHROOM

9'7 (max) x 10'4 (max). (2.74m'2.13m (max) x 3.05m'1.22m (max).)

Free standing roll top bath with hand held shower. Walk in shower. Pedestal wash hand basin. Low level WC. Fully tiled.

OUTSIDE:

INTEGRAL GARAGE

PARKING

The property off street parking to the front leading to an integral garage.

GARDENS

To the front and rear. The rear garden is low maintenance and mainly paved with a raised decking area and established plants and trees.

TENURE

Leasehold

COUNCIL TAX

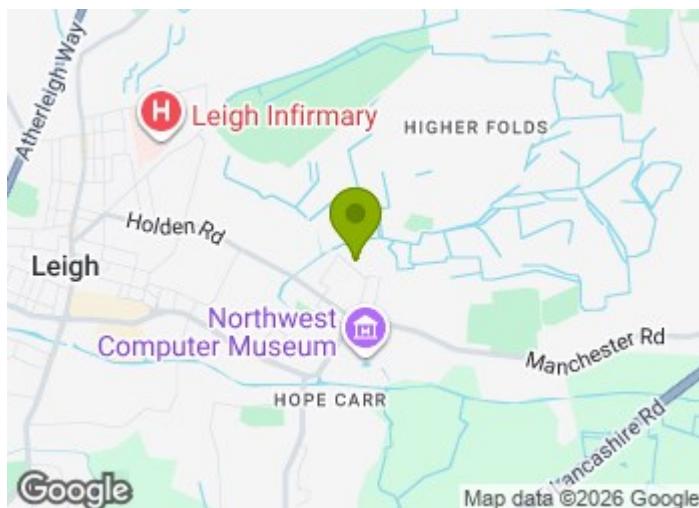
Council Tax Band C

VIEWING

By appointment with the agent as overleaf.

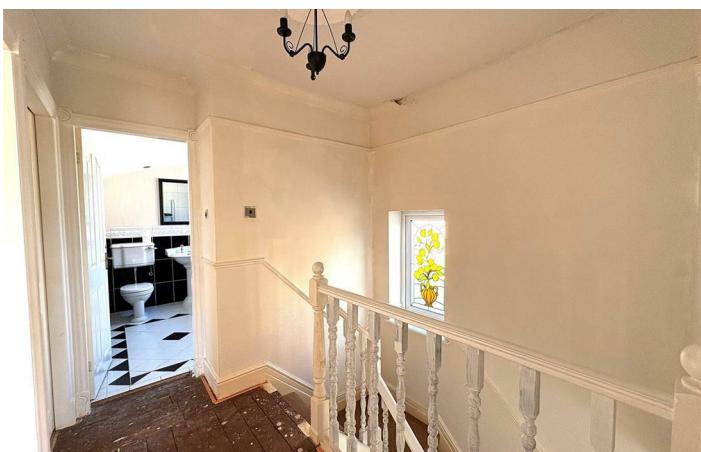
PLEASE NOTE

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 2TJ



Floor Plan

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		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	