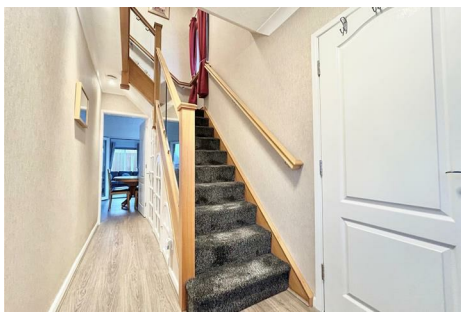


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Green Lane, Leigh

Situated in a very popular and well established residential location with good access to public transport routes and local schools is this very attractive and well maintained four bedroom detached family home offering spacious accommodation over two floors to include ample off road parking with a garage and attractive garden to the rear

Price £359,950

13 Green Lane

Leigh, WN7 2TL



In further the accommodation comprises :

GROUND FLOOR

ENTRANCE HALLWAY

Feature stair case and hand rail. Under stairs store cupboard. Laminate flooring.

LOUNGE

14'4 (max) x 12'3 (max) (4.27m'1.22m (max) x 3.66m'0.91m (max))
Attractive fire and surround. Radiator. TV point

BEDROOM

9'6 (max) x 7'6 (max) (2.74m'1.83m (max) x 2.13m'1.83m (max))
Doors to walk in store room.

WALK IN STORE ROOM

8'3 (max) x 6.0 (max) (2.44m'0.91m (max) x 1.83m'0.00m (max))
Door to outside.

KITCHEN/DINING ROOM

18'2 (max) x 9'3 (max) (5.49m'0.61m (max) x 2.74m'0.91m (max))
Fully fitted kitchen with wall cupboards and base units. Inset sink with mixer tap. Oven, hob and extractor hood. walls and ceramic tiled floor.
Plumbing for washing machine. Dining Area: Radiator. Laminate flooring. Double doors to family room.

CLOAKROOM/WC

Vanity unit wash hand basin. Low level WC. Radiator.

FAMILY ROOM

8'10 (max) x 8'6 (max) (2.44m'3.05m (max) x 2.44m'1.83m (max))
Radiator. TV point. Door to rear garden.

FIRST FLOOR

LANDING

BEDROOM

14'5 (max) x 10'1 (max) (4.27m'1.52m (max) x 3.05m'0.30m (max))
Fitted wardrobes. Radiator.

BEDROOM

10'2 (max) x 9'6 (max) (3.05m'0.61m (max) x 2.74m'1.83m (max))
Fitted wardrobes. Radiator.

BEDROOM

7'9 (max) x 6'6 (max) (2.13m'2.74m (max) x 1.83m'1.83m (max))
Radiator.

SHOWER ROOM

Shower cubicle. Vanity unit wash basin with storage. Low level WC. Anthracite Heated Towel Radiator. Fully tiled walls and ceramic tiled floor.

WC

Vanity built in wash hand basin with storage .Low level WC. Fully tiled walls and ceramic tiles flooring. Anthracite heated towel radiator.

OUTSIDE

GARAGE

17'11 (max) x 9'7 (max) (5.18m'3.35m (max) x 2.74m'2.13m (max))

PARKING

The property is approached over an entrance driveway which provides ample off road parking to the front for several vehicles leading to the garage.

GARDENS

To the rear. Low maintenance with resin paving and planted flower beds.

TENURE

Freehold.

VIEWING

By appointment with the agent as overleaf.

COUNCIL TAX

Council Tax Band C

PLEASE NOTE

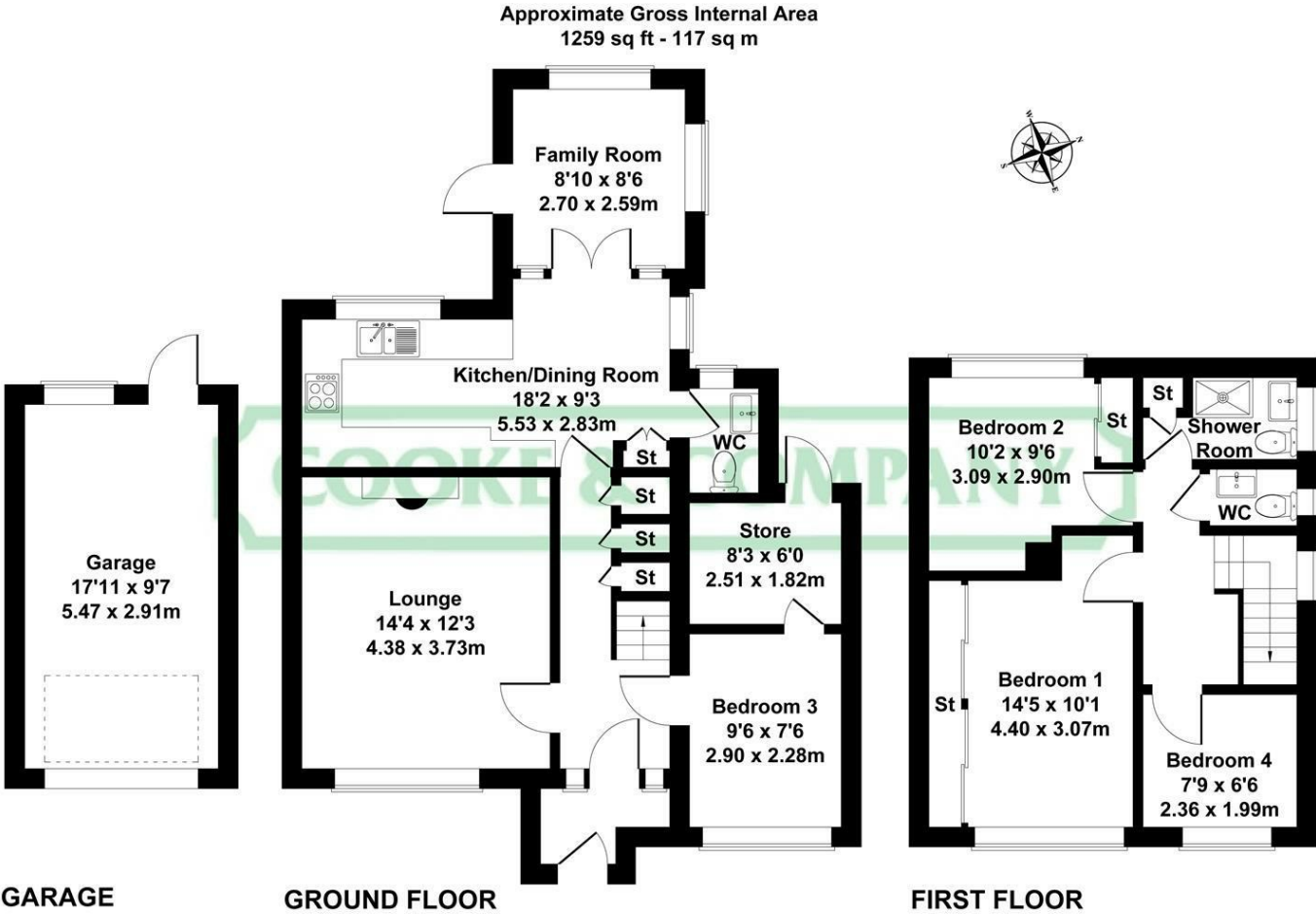
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 2TL



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
England & Wales		EU Directive 2002/91/EC