

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Leigh Road, Atherton

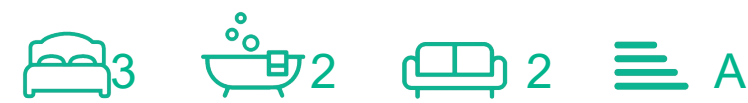
Situated close to local amenities and with easy access for commuters via the Atherleigh Way bypass is this immaculately presented modern three bedroom detached house with driveway and beautifully presented rear garden

Viewing highly recommended  
New Build Property

**Offers Over £299,950**

# 271 Leigh Road

Atherton, M46 0PQ



In further the accommodation comprises:-

**GROUND FLOOR**

**HALLWAY**

24'6 (max) x 4'4 (max) ( 7.32m'1.83m (max) x 1.22m'1.22m (max) )  
Storage cupboard. Radiator.

**LOUNGE**

21'11 (max) x 9'4 (max). (6.40m'3.35m (max) x 2.74m'1.22m (max).)  
Radiator. Electric fire. Media wall.

**KITCHEN/DINING AREA**

13'11 (max) x 20'9 (max) (3.96m'3.35m (max) x 6.10m'2.74m (max))  
Fully fitted with wall and base soft close units. Work surfaces. Sink unit with mixer tap. Five ring ceramic hob and electric oven. Space for fridge freezer. Kitchen Island. Wine rack. Integrated dishwasher. Two radiators. Double glazed French doors to rear.

**OFFICE**

8'0 (max) x 7'1 (max). (2.44m'0.00m (max) x 2.13m'0.30m (max).)  
Radiator

**SNUG**

9'10 (max) x 9'2 (max). (2.74m'3.05m (max) x 2.74m'0.61m (max). )  
SNUG 9'10 (max) x 9'2 (max). Radiator.

**DOWNSTAIRS WC**

Low level WC. Wash basin.

**UTILITY ROOM**

5'6 (max) x 6'11 (max). w (1.52m'1.83m (max) x 1.83m'3.35m (max). w)  
Work surface. Plumbing for washing machine.

**FIRST FLOOR**

**LANDING**

Radiator. Loft hatch.

**BEDROOM**

10'8 (max) x 17'1 (max) (3.05m'2.44m (max) x 5.18m'0.30m (max))  
Two Radiators.

**ENSUITE**

6'11 (max) x 5'7 (max). (1.83m'3.35m (max) x 1.52m'2.13m (max). )  
Walk in shower. Low level WC. Wash basin. Heated towel rail. PVV panels. Bluetooth mirror.

**BEDROOM**

16'3 (max) x 6'11 (max) (4.88m'0.91m (max) x 1.83m'3.35m (max))  
Radiator.

**BEDROOM**

10'3 (max) x 9'0 (max) (3.05m'0.91m (max) x 2.74m'0.00m (max) )  
Radiator. Fitted wardrobes.

**FAMILY BATHROOM**

5'6 (max) x 9'0 (max) (1.52m'1.83m (max) x 2.74m'0.00m (max) )  
Low level WC. Bath with waterfall showerhead. Wash basin. Heated towel rail. PVC panels. Bluetooth mirror. Two x recessed shelving.

**OUTSIDE**

The property offers a driveway to the side providing off street parking.

**GARDENS**

The rear garden features a patio area, lawn, raised borders and flower beds. In addition, there is bin storage, bike mount and external power socket. In addition there is an EV charging station. Solar panels – owned.

**TENURE**

Leasehold

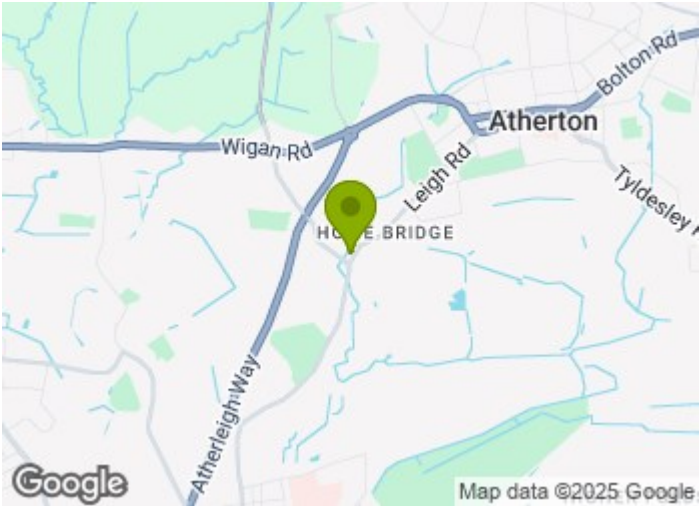
**VIEWING**

By appointment with the agents as overleaf.

**COUNCIL TAX BAND**

**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  
M46 0PQ







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.

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