

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Dunham Grove, Leigh

Situated in a very popular and much sought after location is this stunning and very well presented throughout three bedroom dormer semi detached style family home offer modernised and contemporary designed living over two floors to include lovely gardens and ample off road parking leading to the garage

**Asking Price £325,000**

# 11 Dunham Grove

## Leigh, WN7 3DS



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

Wooden flooring. Radiator.

**CLOAKROOM/WC**

Wash hand basin. Low level WC.

**LOUNGE**

16'11 (max) x 10'6 (max) ( 4.88m'3.35m (max) x 3.05m'1.83m (max) )  
Tv point. Radiator.

**DINING ROOM**

9'11 (max) x 9'3 (max) ( 2.74m'3.35m (max) x 2.74m'0.91m (max) )  
Radiator.

**STUDY**

8'2 (max) x 5'4 (max) ( 2.44m'0.61m (max) x 1.52m'1.22m (max) )  
Radiator.

**DINING AREA/KITCHEN**

19'11 (max) x 9'11 (max) (5.79m'3.35m (max) x 2.74m'3.35m (max))  
Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Inset lighting. Built in double oven. Hob. Breakfast bar. Patio doors to rear gardens/deck. Radiator.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

13'1 (max) x 9'11 (max) ( 3.96m'0.30m (max) x 2.74m'3.35m (max) )  
Radiator.

**EN-SUITE**

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

**BEDROOM**

9'1 (max) x 7'10 (max) (2.74m'0.30m (max) x 2.13m'3.05m (max) )  
Radiator.

**BEDROOM**

16'10 (max) x 10'5 (max) ( 4.88m'3.05m (max) x 3.05m'1.52m (max) )  
Radiator.

**BATHROOM**

Good sized free standing bath. Larger shower cubicle (walk in). Pedestal wash hand basin. Low level WC.  
Modern radiator.

**OUTSIDE:**

**DOUBLE GARAGE**

The property is approached over an entrance driveway which provides off road parking to the front leading to the detached double garage. The garage is complete with power and lighting.

**GARDENS**

The gardens are very attractive, mainly laid to lawn with feature paved patio and further raised patio including lighting.

**TENURE**

Freehold.

**VIEWING**

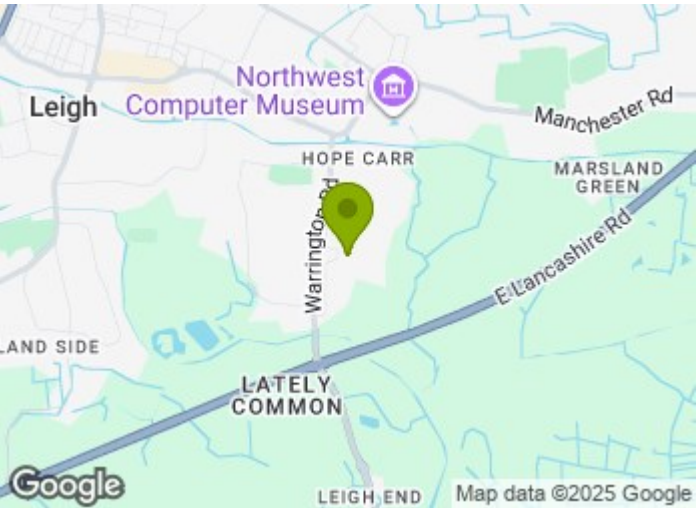
By appointment with the agents as over leaf.

**COUNCIL TAX BAND**

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**PLEASE NOTE**

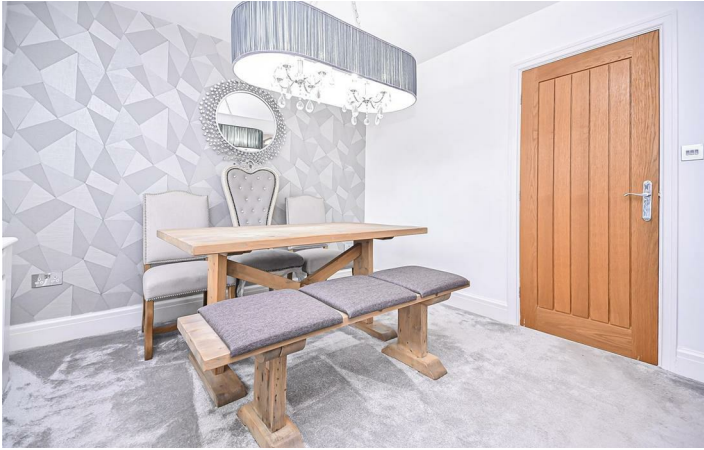
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



### Directions

Sat Nav RE WN7 3DS







Floor Plan

11 Dunham Grove Leigh WN7 3DS



Ground Floor

First Floor

Total Area: 115.2 m<sup>2</sup> ... 1240 ft<sup>2</sup>  
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 firms 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		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		