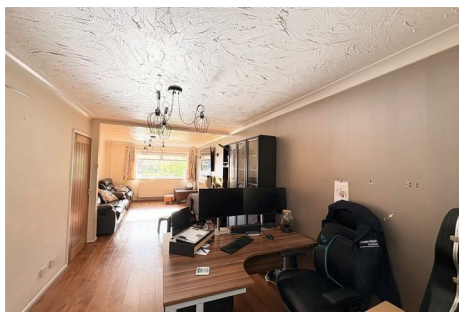


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Crombouke Drive, Leigh

Situated in a quiet cul de sac in a very popular residential location is this well presented four-bedroom semi-detached family home offering spacious living accommodation over two floors to include integral garage and well maintained gardens to the front and to the rear.

Offers In The Region Of £320,000

7 Crombouke Drive

Leigh, WN7 5JA



In further detail the property comprises:-

GROUND FLOOR:

ENTRANCE HALL

Stairs leading to first floor.

DOWNSTAIRS W.C.

Low level W.C., pedestal hand wash basin, radiator.

LIVING ROOM

13'6" (max) x 11'7" (max) (4.14 (max) x 3.54 (max))
Tv point, wall mounted electric fire, radiator.

STUDY

13'6" (max) x 9'0" (max) (4.14 (max) x 2.76 (max))
French Doors leading to Conservatory.

CONSERVATORY

17'9" (max) x 10'3" (max) (5.43 (max) x 3.14 (max))
French Doors leading to Rear Garden.

KITCHEN

10'0" (max) x 7'11" (max) (3.05 (max) x 2.43 (max))
Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Over and hob. Part tiled walls.

DINING ROOM

13'1" (max) x 9'0" (max) (4.00 (max) x 2.75 (max))
Radiator, Sliding doors leading to Rear Garden.

FIRST FLOOR:

BEDROOM ONE

20'9" (max) x 9'6" (max) (6.35 (max) x 2.90 (max))
Radiator, range of fitted wardrobes, over bed unit and drawers.

ENSUITE

6'0" (max) x 9'6" (max) (1.83 (max) x 2.90 (max))
Three piece suite comprising low level w.c., pedestal hand wash basin and corner shower cubicle.

BEDROOM TWO

15'1" (max) x 9'1" (max) (4.60 (max) x 2.78 (max))
Radiator

BEDROOM THREE

12'0" (max) x 9'1" (max) (3.68 (max) x 2.78 (max))
Radiator

BEDROOM FOUR

9'6" (max) x 7'10" (max) (2.90 (max) x 2.40 (max))
Radiator, fitted wardrobes and over bed unit.

BATHROOM

6'3" (max) x 8'0" (max) (1.93 (max) x 2.45 (max))
Three piece suite comprising low level w.c., hand wash basin and corner bath, tiled walls.

INTEGRAL GARAGE

18'6" (max) x 9'4" (max) (5.65 (max) x 2.87 (max))

OUTSIDE

The front of the property is laid to lawn with a paved driveway providing ample off road parking. To the rear

is an enclosed garden, laid to lawn with a paved patio area.

TENURE

Freehold

COUNCIL TAX

Council Tax Band D

VIEWINGS

By appointment with the agents as overleaf.

PLEASE NOTE

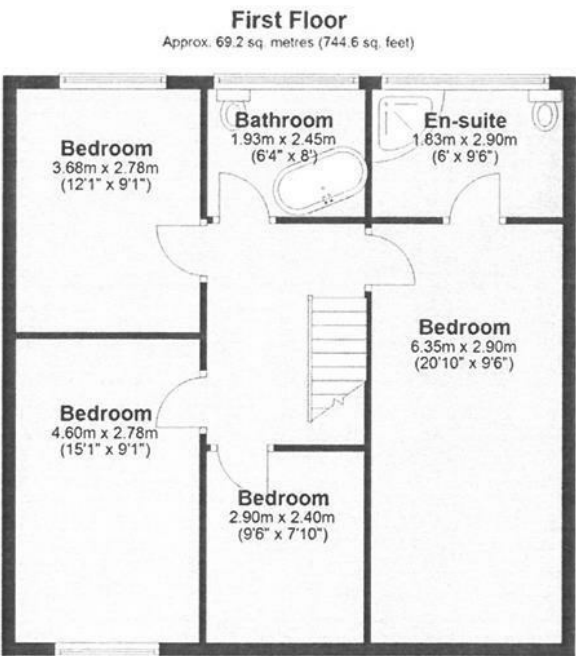
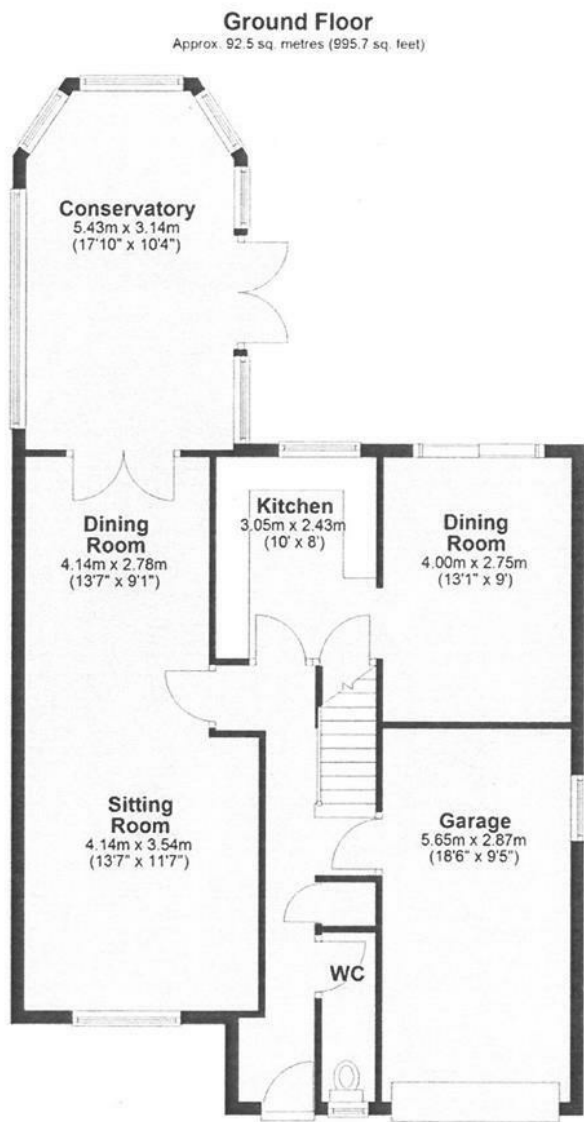
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions



Floor Plan



Total area: approx. 161.7 sq. metres (1740.2 sq. feet)

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		
(69-80) C		
(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