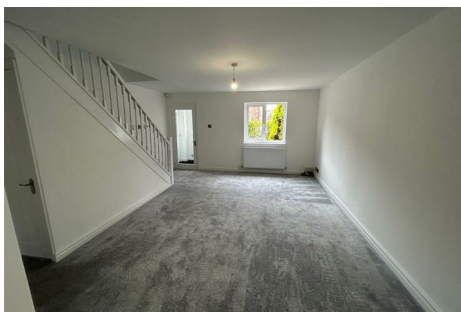


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



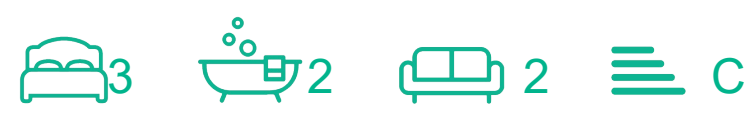
## Hooten Lane, Leigh

Situated in a popular residential location. Within close proximity to the canal and with good access to the town is this new fully refurbished ready to move in three bedroom link detached house offering excellent living space to include gardens to the front and rear with off road parking leading to a garage (No chain involved)

**Offers Over £265,000**

# 11 Hooten Lane

Leigh, WN7 3BS



In further the accommodation comprises:-

**GROUND FLOOR**

**ENTRANCE/HALL**

**LOUNGE**

16'0 (max) x 14'4 (max). (4.88m'0.00m (max) x 4.27m'1.22m (max).)  
TV Point. Radiator

**DINING ROOM**

11'10 (max) x 8'2 (max (3.35m'3.05m (max) x 2.44m'0.61m (max)  
Radiator

**KITCHEN**

11'3 (max) x 5'6 (max) (3.35m'0.91m (max) x 1.52m'1.83m (max))  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Integrated dishwasher. Fridge/Freezer. Tiled walls. Wooden flooring.

**CONSERVATORY**

**DOWNSTAIRS WC**

WC Wash Basin. Radiator

**FIRST FLOOR**

**BEDROOM**

14'5 (max) x 9'1 (4.27m'1.52m (max) x 2.74m'0.30m)  
Radiator.

**BEDROOM**

11'5 (max) x 8'11 (max). (3.35m'1.52m (max) x 2.44m'3.35m (max). )  
Radiator.

**BEDROOM**

8'2 (max) x 6'1 (max). (2.44m'0.61m (max) x 1.83m'0.30m (max).)  
Radiator

**BATHROOM**

7'9 (max) x 6'2 (max) (2.13m'2.74m (max) x 1.83m'0.61m (max))  
Bath with overhead shower. Built in vanity wash basin with storage. WC. Heated towel rail. Fully tiled.

**OUTSIDE**

**GARAGE**

17'1 x 8'1 (5.21m x 2.46m)  
The property is approached over an entrance driveway with ample off road parking leading to a garage.

**GARDENS**

The gardens are to the front and rear, very attractive and spacious, mainly laid to lawn with raised wooden decking to the rear.

**TENURE**

Freehold

**VIEWING**

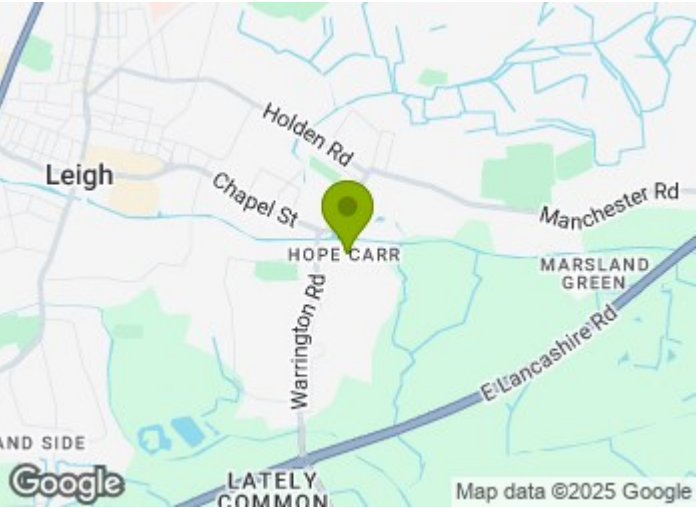
By appointment with the agents as overleaf.

**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 3BS

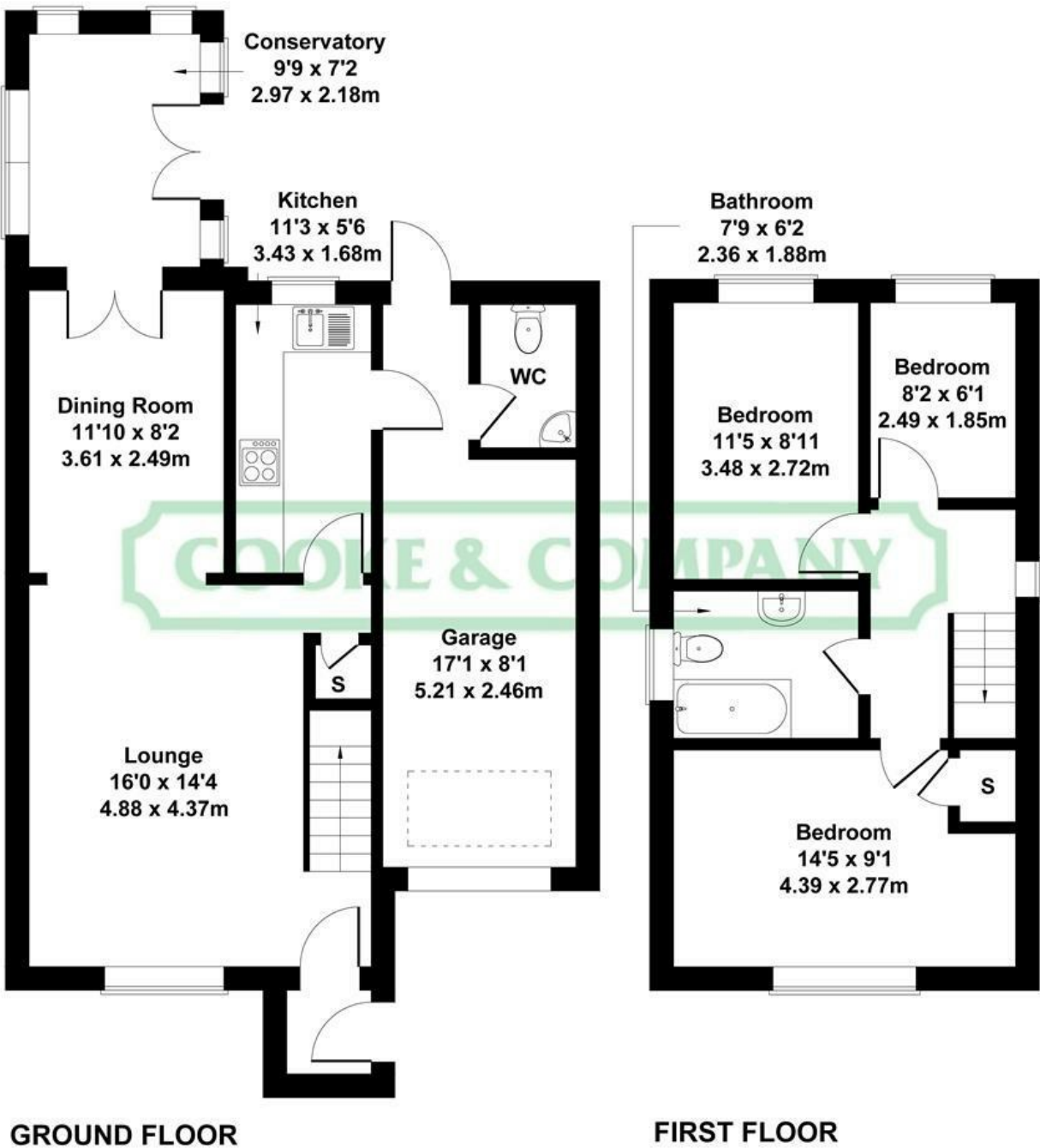






Floor Plan

Approximate Gross Internal Area  
1096 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2023  
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.

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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		
	71	78
England & Wales		
EU Directive 2002/91/EC		