

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Alderley Lane, Leigh

Situated in a popular and sought after area is this semi detached dormer style property offering well-proportioned family accommodation with three bedrooms, gardens to the front and rear and a block paved driveway offering ample off street parking leading to a garage

Asking Price £315,000

10 Alderley Lane

Leigh, WN7 3DN



- SITUATED IN A VERY POPULAR AND SOUGHT AFTER AREA

- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator

LOUNGE

16'5 (max) x 10'7 (max). (4.88m'1.52m (max) x 3.05m'2.13m (max).)

TV point. Feature fire surround and gas fire. Radiator

SNUG/OFFICE

Radiator

KITCHEN

15'6 (max) x 8'3 (max). (4.57m'1.83m (max) x 2.44m'0.91m (max).)

Fully fitted with wall and base cupboards. 2 x Fridge Freezers. Built in microwave. Double oven. Hob. Extractor. Work surfaces. Sink unit. Plumbing for dishwasher. Door to rear

DINING ROOM

12'4 (max) x 11'9 (max) (3.66m'1.22m (max) x 3.35m'2.74m (max))

TV point. Radiator. Double doors to rear garden

WET ROOM

Wet room style shower. Built in vanity wash basin. Low level WC. Heated towel radiator. Fully tiled. Electric underfloor heating.

FIRST FLOOR:

LANDING:

BEDROOM

14'7 (max) x 11'9 (max). (4.27m'2.13m (max) x 3.35m'2.74m (max).)

Radiator.

BEDROOM

15'3 (max) x 6'11 (max). (4.57m'0.91m (max) x 1.83m'3.35m (max).)

Radiator.

BEDROOM

11'8 (max) x 7'0 (max). (3.35m'2.44m (max) x 2.13m'0.00m (max).)

Radiator

BATHROOM

Panelled bath with hand held shower fitment. Pedestal wash basin. Low level WC. Heated towel rail. Shower cubicle. Laminate flooring

LOFT

OUTSIDE

GARAGE

Currently being used as a utility room. Plumbing for washing machine. Space for tumble dryer. Sink unit. Fitted wall units. Loft access to boiler.

PARKING

The property offers a block paved driveway offering ample off street parking leading to a garage.

GARDENS

The property offers a laid to lawn garden to the front with a paved driveway offering ample off-street parking leading to a garage. To the rear is a good sized garden mainly laid to lawn with raised flowerbeds and a paved patio/seating area

TENURE

Freehold

VIEWING

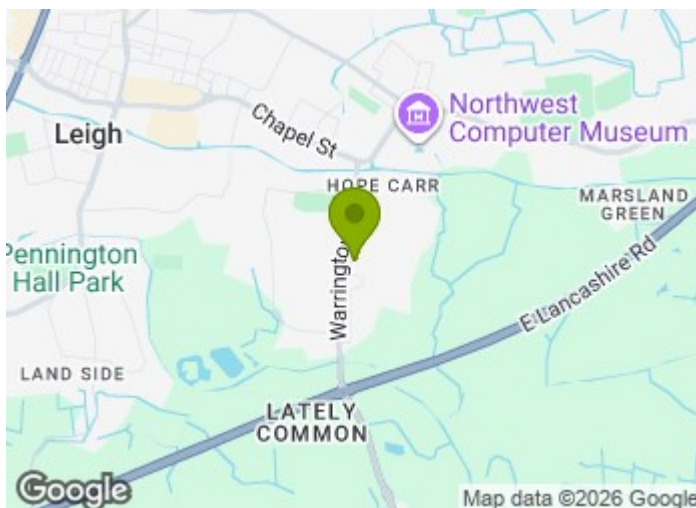
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

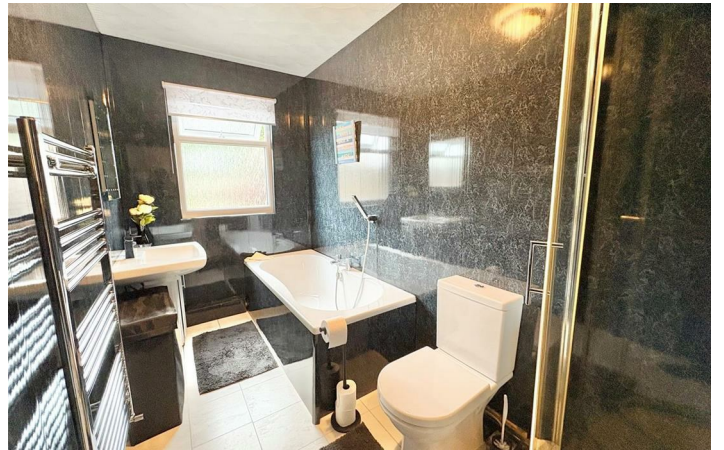
PLEASE NOTE

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.



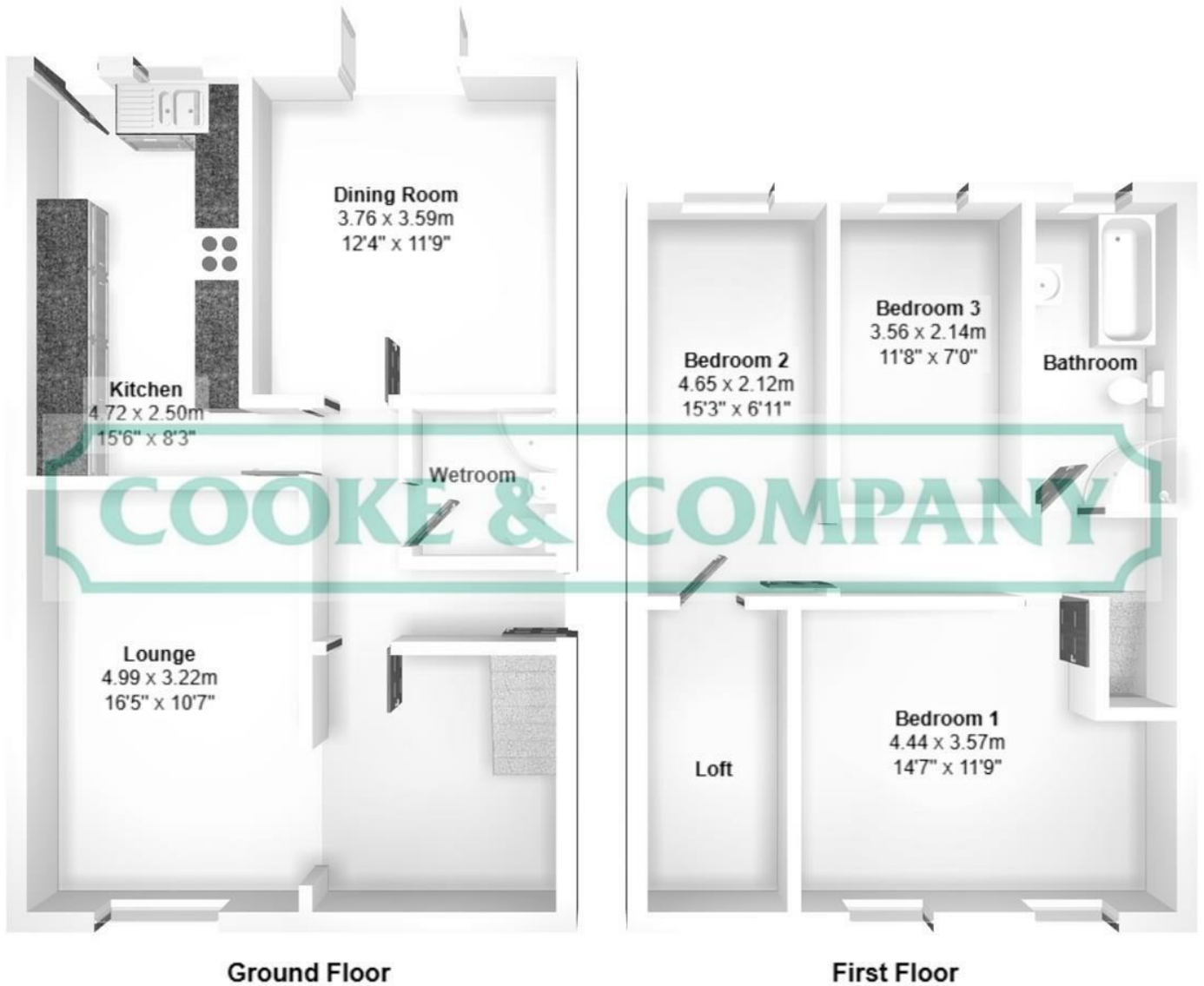
Directions

WN7 3DN



Floor Plan

10 Alderley Lane, Leigh



Total Area: 114.2 m² ... 1230 ft²

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 firm's 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		72	82
(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	