

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Alderley Lane, Leigh

Situated in a highly regarded and sought after location is this attractive and spacious two/three bedroom dormer style bungalow with gardens to the front and rear including off road parking and detached garage offering good sized family accommodation over two floors

(MUST BE VIEWED – NO CHAIN INVOLVED)

**Asking Price £225,000**

# 99 Alderley Lane

Leigh, WN7 3DW



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE

### ENTRANCE HALL

Built in store cupboards Radiator.

### LOUNGE

11'2 (max) x 17'6 (max) ( 3.35m'0.61m (max) x 5.18m'1.83m (max) )  
TV point. Gas fire and surround. Large window.  
Radiator.

### DINING AREA

9'9 (max) x 9'6 (max) ( 2.74m'2.74m (max) x 2.74m'1.83m (max) )  
Radiator.

### KITCHEN/DINER

8'2 (max) x 13'8 (max) ( 2.44m'0.61m (max) x 3.96m'2.44m (max) )  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls. Door to outside gardens.  
Radiator.

### BEDROOM

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

### CLOAKROOM

Wash hand basin. Low level WC.

## FIRST FLOOR:

### LANDING

loft access.

### BEDROOM

10'4 (max) x 13'9 (max) Fully fitted wardrobes to include loft space for storage. Radiator.

### BEDROOM/STUDY

9'1 (max) x 4'4 (max) ( 2.74m'0.30m (max) x 1.22m'1.22m (max) )

### BATHROOM

Large shower cubicle. Wash hand basin. Low level WC. Built in store cupboards. Mostly tiled walls. Inset lighting. Heated chrome towel rail.

## OUTSIDE:

### DETACHED GARAGE

The property is approached over an entrance

driveway which provides off road parking to the side leading to the detached garage.

## GARDENS

The gardens are to the front and rear, to the rear the gardens are mainly paved with stone chipped borders and not directly overlooked.

## TENURE

Leasehold.

## VIEWING

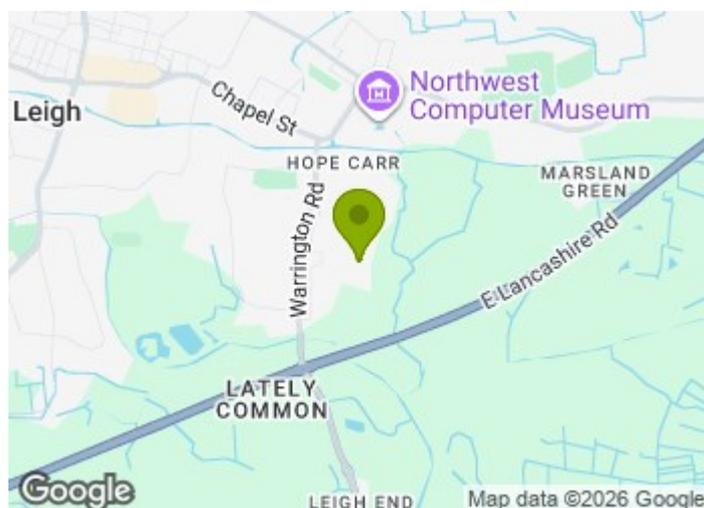
By appointment with the agents as overleaf.

## 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.



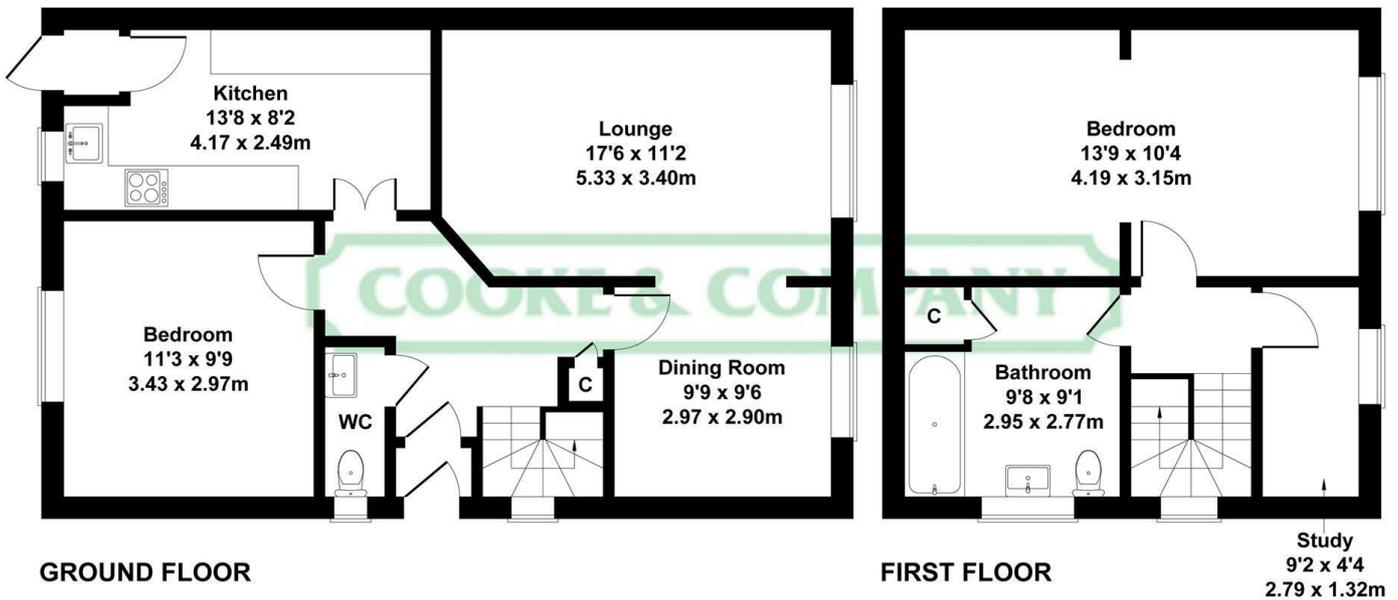
## Directions

Sat Nav ref: WN7 3DW



# Floor Plan

Approximate Gross Internal Area  
1162 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2024  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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