

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Meynell Drive, Leigh

Situated in a highly regarded and much sought after location is this semi-detached family home with three bedrooms offering well-proportioned accommodation to include gardens to the front and rear, driveway providing off road parking and integral garage

Asking Price £295,000

28 Meynell Drive

Leigh, WN7 3JR



- SITUATED IN A HIGHLY REGARDED AND POPULAR AREA
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

Storage cupboard

LOUNGE/DINING ROOM

25'1 (max) x 13'0 (max) (7.62m'0.30m (max) x 3.96m'0.00m (max))
Bay window. Feature fire and surround. TV Point. Radiator.

MORNING ROOM

10'1 (max) x 8'8 (max) (3.05m'0.30m (max) x 2.44m'2.44m (max))
Radiator.

KITCHEN

11'3 (max) x 9'4 (max) (3.35m'0.91m (max) x 2.74m'1.22m (max))
Fitted with base and wall cupboards. Oven. Gas hob. Extractor. Sink unit with mixer tap. Tiled flooring. Access to utility room.

UTILITY

11'0 (max) x 5'1 (max) (3.35m'0.00m (max) x 1.52m'0.30m (max))
Work surface. Plumbing for washing machine. French doors to rear garden.

GARAGE

16'6 (max) x 7'7 (max) (4.88m'1.83m (max) x 2.13m'2.13m (max))

WORKSHOP

7'7 (max) x 5'9 (max) (2.13m'2.13m (max) x 1.52m'2.74m (max))

FIRST FLOOR:

LANDING:

BEDROOM

11'4 (max) x 10'2 (max) (3.35m'1.22m (max) x 3.05m'0.61m (max))
Fitted wardrobes. Radiator.

BEDROOM

11'4 (max) x 9'4 (max) (3.35m'1.22m (max) x 2.74m'1.22m (max))
Fitted wardrobes. Radiator.

BEDROOM

8'1 (max) x 6'9 (max) (2.44m'0.30m (max) x 1.83m'2.74m (max))
Radiator. Built in storage.

SHOWER ROOM

Shower cubicle. Built in vanity wash basin. Low level WC. Radiator.

OUTSIDE:

PARKING

The property is garden fronted and is approached over an entrance driveway providing off road parking and there is an integral garage and workshop

GARDENS

The property is garden fronted. To the rear is a large mainly laid to lawn garden with established plants and shrubs. In addition, there is a raised decking/seating area.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band D

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.

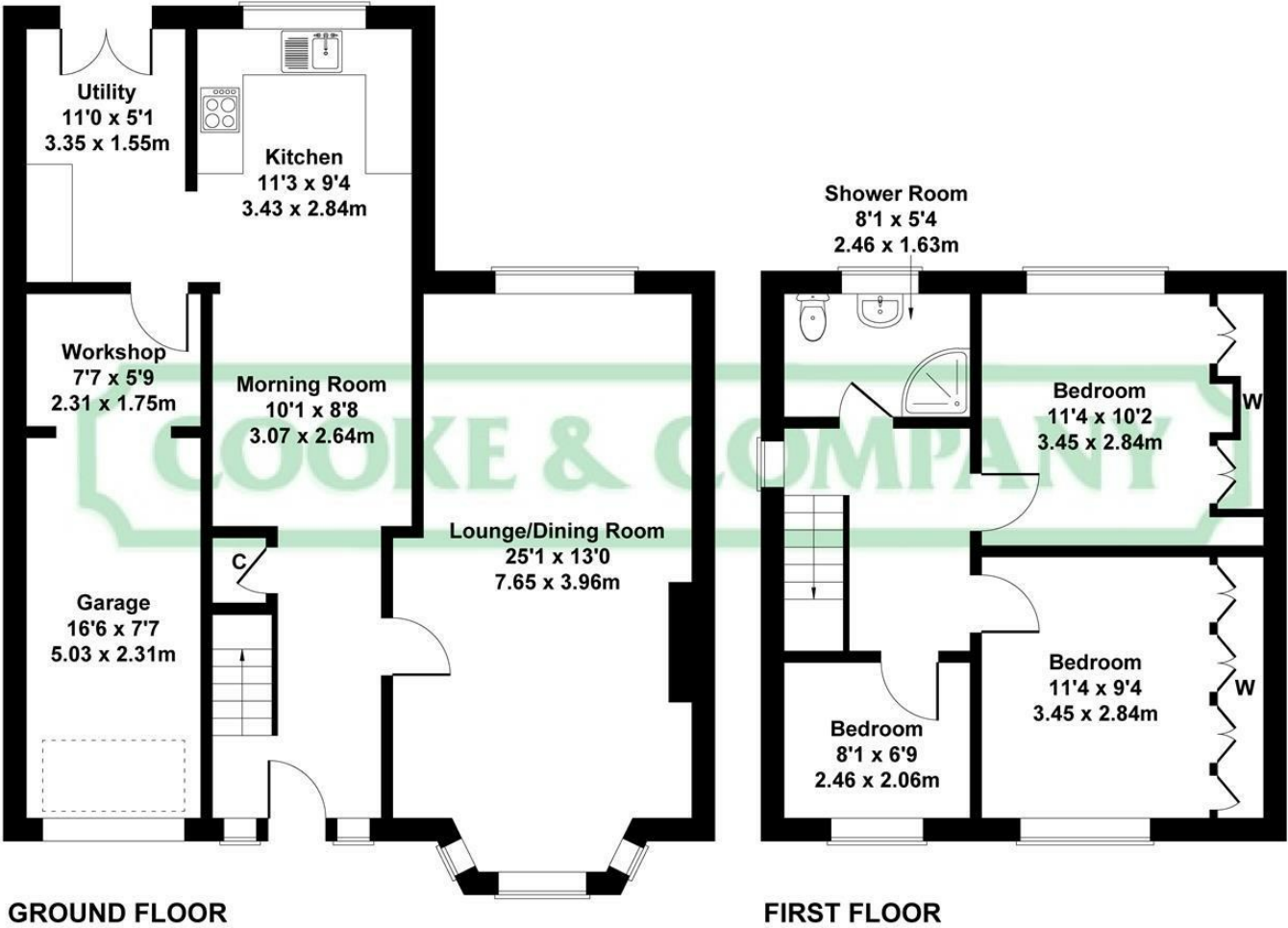


Directions
WN7 3JR



Floor Plan

Approximate Gross Internal Area
1340 sq ft - 124 sq m



Not to Scale. Produced by The Plan Portal 2026
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC