

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Alpine Drive, Leigh

Situated in a popular and well established residential location with cul-de-sac position is this spacious throughout three bedroom mews property offering excellent family accommodation over two floors to include gardens to the front and rear, off road parking and a separate garage

Asking Price £175,000

27 Alpine Drive

Leigh, WN7 5HT



In further the accommodation comprises:-

GROUND FLOOR:

LOUNGE

16'6 (max) x 11'9 (max). (4.88m'1.83m (max) x 3.35m'2.74m (max).)
Feature fire place with an electric fire. Wooden flooring. TV point. Bay window. Radiator.

DINING KITCHEN

14'5 (max) x 8'2 (max). (4.27m'1.52m (max) x 2.44m'0.61m (max).)
Fully fitted modern kitchen with wall and base units. Sink unit with mixer taps. Inset spot lights. Integrated washing machine, dishwasher, oven and hob. Extractor fan. Door to conservatory. Store cupboard. Radiator.

CONSERVATORY

12'5 (max) x 11'0 (max) (3.66m'1.52m (max) x 3.35m'0.00m (max))
French doors leading to the garden. Tiled flooring.

FIRST FLOOR:

LANDING

LANDING. Side window. Loft access

BEDROOM

14'3 (max) x 8'8 (max). (4.27m'0.91m (max) x 2.44m'2.44m (max).)
Fully fitted wardrobes. Radiator

BEDROOM

10'1 (max) x 8'3 (max). (3.05m'0.30m (max) x 2.44m'0.91m (max).)
Wooden flooring. Radiator

BEDROOM

6'7 (max) x 5'7 (max). (1.83m'2.13m (max) x 1.52m'2.13m (max).)
Radiator

BATHROOM

Panelled bath with shower fitment over bath. Vanity wash hand basin with built in storage. Fully tiled walls. Tiled flooring. Low level WC.

OUTSIDE:

The property is approached over an entrance driveway which provides off road parking to the front. The property also includes a separate garage.

GARDENS

The gardens are to the front and rear. To the rear

the gardens are mainly laid to lawn with a raised wooden decking patio area.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band A

VIEWING

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.

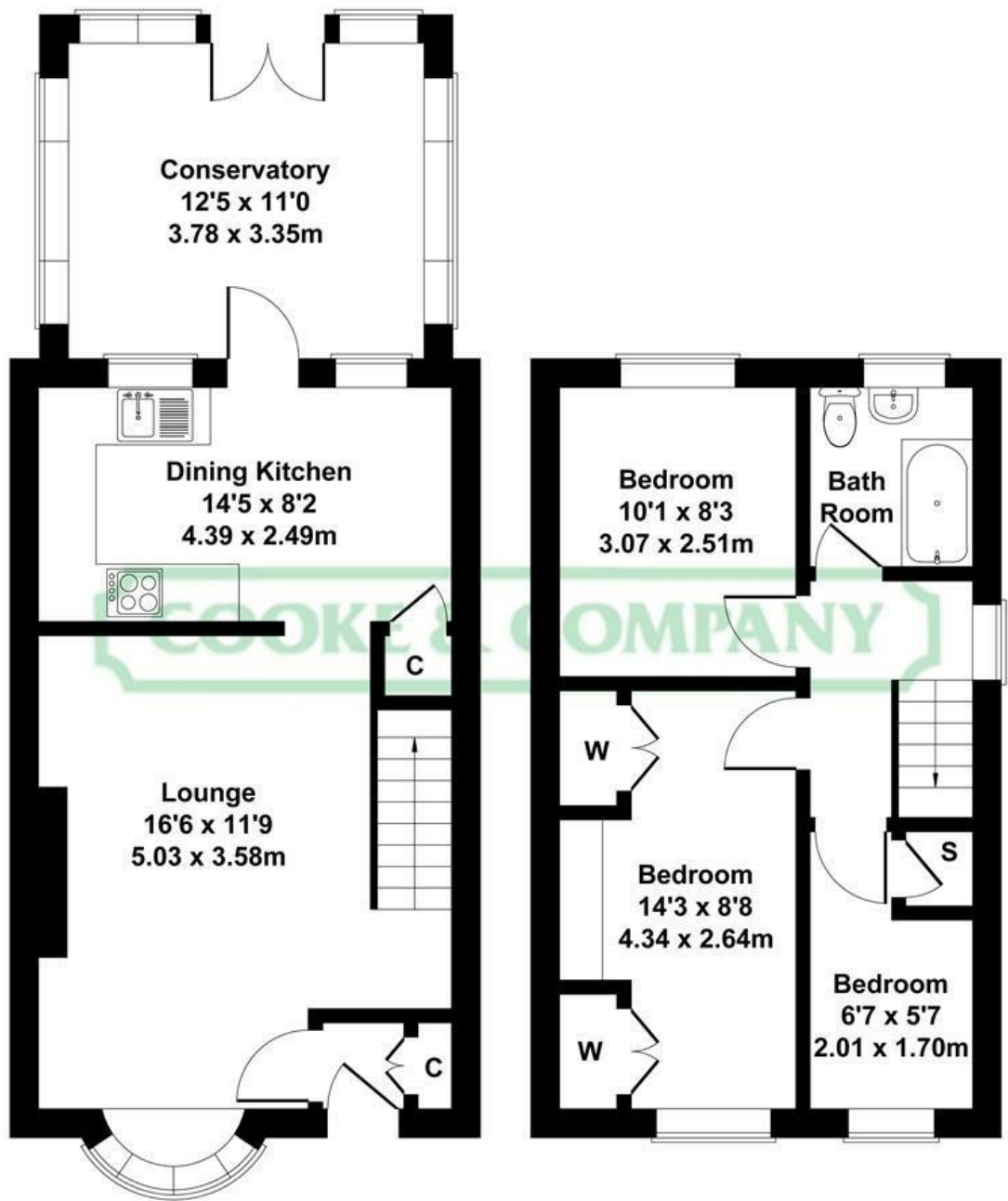


Directions
WN7 5HT



Floor Plan

Approximate Gross Internal Area
881 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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	74	80
(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	