

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Glen Park, Leigh

Situated in a highly regarded and sought after residential area is this detached house in a cul de sac position offering well proportioned accommodation with four bedrooms, conservatory, driveway and garage, and gardens to the front and rear all within walking distance of the Town Centre

IN NEED OF UPDATING

**Asking Price £325,000**

# 2 Glen Park

Leigh, WN7 1HY



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

14'10 (max) x 14'9 (max) (4.27m'3.05m (max) x 4.27m'2.74m (max) )

Fireplace. Radiator. TV point.

### DINING ROOM

9'10 (max) x 9'3 (max) (2.74m'3.05m (max) x 2.74m'0.91m (max))

Radiator. Patio doors leading to conservatory.

### CONSERVATORY

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

### KITCHEN

9'10 (max) x 9'3 (max) (2.74m'3.05m (max) x 2.74m'0.91m (max) )

Fully fitted with base units and wall cupboards.

Oven, hob and extractor hood. Sink unit with mixer tap. Radiator.

### UTILITY/WC

Low Level WC

### INTEGRAL GARAGE

## FIRST FLOOR

### BEDROOM

13'3 (max) x 10'0 (max). (3.96m'0.91m (max) x 3.05m'0.00m (max). )

Fitted wardrobes and units. Radiator.

### BEDROOM

11'8 (max) x 10'0 (max). (3.35m'2.44m (max) x 3.05m'0.00m (max). )

Radiator.

### BEDROOM

12'0 (max) x 8'1 (max). (3.66m'0.00m (max) x 2.44m'0.30m (max).)

Radiator.

### BEDROOM

10'8 (max) x 7'1 (max). (3.05m'2.44m (max) x 2.13m'0.30m (max).)

Fitted wardrobes. Radiator.

### FAMILY BATHROOM

Panelled bath with shower fitment. Built in wash hand basin. Low level WC. Heated towel radiator.

Fitted wall units. Fully tiled walls.

### OUTSIDE:

## PARKING

The property is approached via an entrance driveway leading to the integral garage.

## GARDENS

The front garden is mainly laid to lawn with established trees, shrubs and plants. To the rear the garden is mainly laid to lawn with raised flowerbeds and plants with a paved patio area.

## TENURE

Leasehold

## COUNCIL TAX

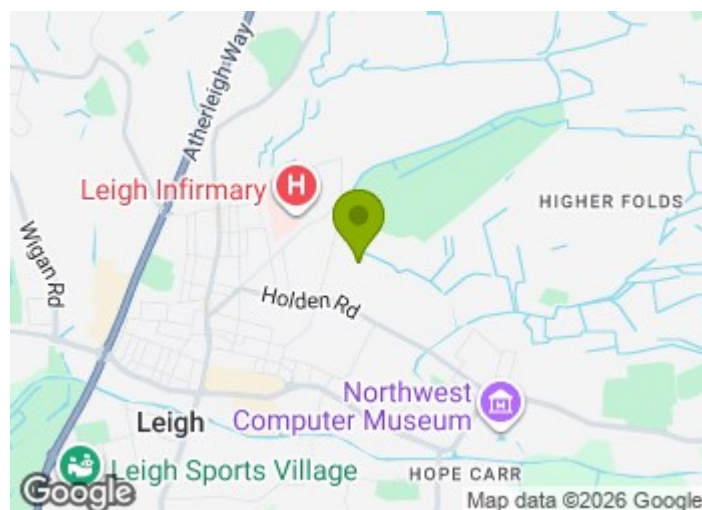
Council Tax Band E

## VIEWING

By appointment with the agents as overleaf.

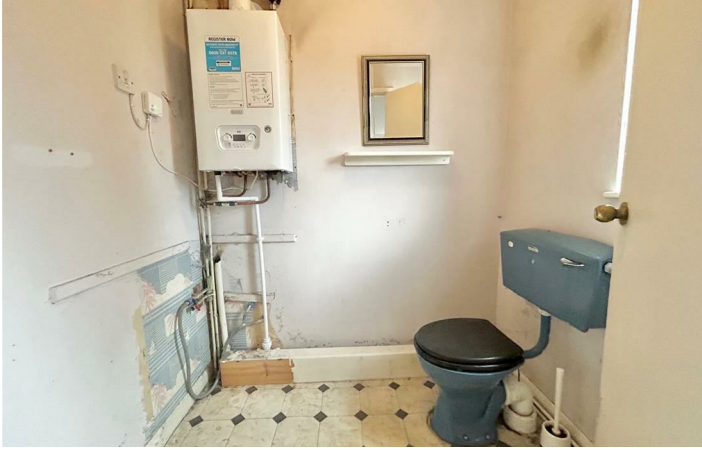
## PLEASE NOTE

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.



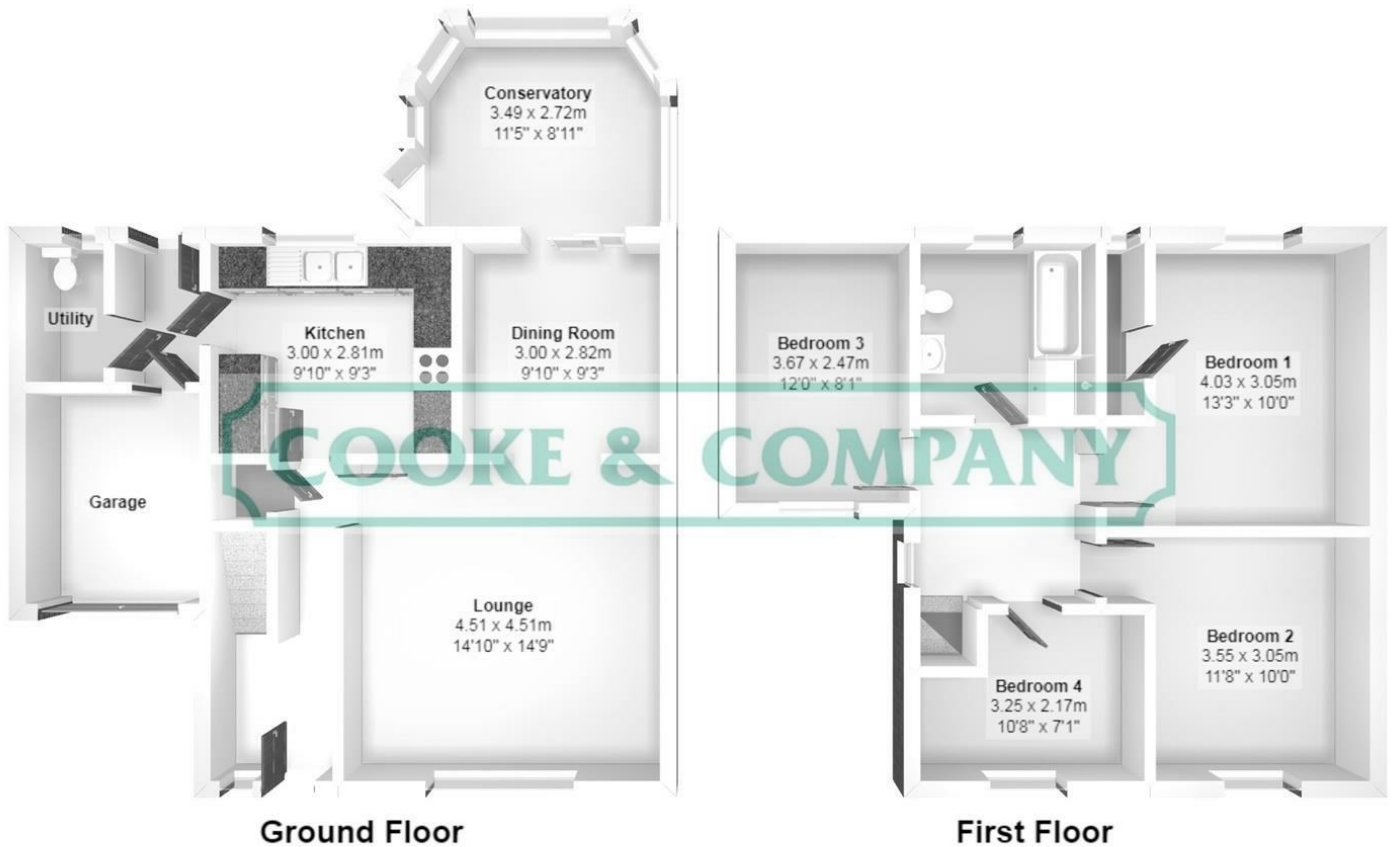
## Directions

WN7 1HY



# Floor Plan

## 2 Glenpark Leigh



Ground Floor

First Floor

Total Area: 131.9 m<sup>2</sup> ... 1419 ft<sup>2</sup>

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		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	