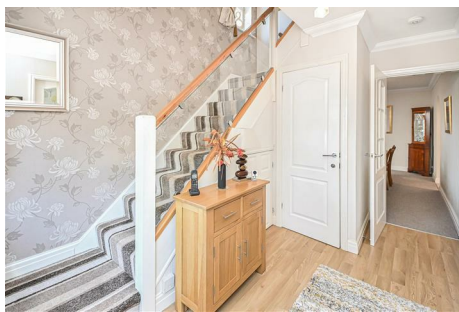


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Green Lane, Leigh

Situated in a very popular and much sought after location is this very attractive and well presented throughout three bedroom detached family home offering a high standard of living accommodation over two floors to include ample off road parking and attractive gardens to the front and rear

(MUST BE VIEWED – VERY WELL PRESENTED THROUGHOUT)

Asking Price £319,950

42 Green Lane

Leigh, WN7 2TD



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Wooden flooring. Radiator.

CLOAKROOM

Wash hand basin. Low level WC.

LOUNGE

17'0 (max) x 11'1 (max) (5.18m'0.00m (max) x 3.35m'0.30m (max))
TV point. Radiator.

DINING ROOM

14'4 (max) x 8'10 (max) (4.27m'1.22m (max) x 2.44m'0.61m (max))
Radiator.

LOUNGE/KITCHEN

14'7 (max) x 11'1 (max) (4.27m'2.13m (max) x 3.35m'0.30m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Double doors to rear gardens. Part tiled walls. Built in oven and hob and microwave. Radiator.

UTILITY ROOM

8'4 (max) x 7'2 (max) (2.44m'1.22m (max) x 2.13m'0.61m (max))
Fitted with base cupboards. Sink unit. Plumbing for washing machine and dryer. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

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

BEDROOM

11'2 (max) x 11'2 (max) (3.35m'0.61m (max) x 3.35m'0.61m (max))
Fitted wardrobes. Radiator.

BEDROOM

6'8 (max) x 5'7 (max) (1.83m'2.44m (max) x 1.52m'2.13m (max))
Radiator,

BATHROOM

Very attractive suite. Walk in shower cubicle. Vanity built in wash basin with Low level WC and storage. Wooden flooring. Feature chrome modern radiator/towel rail.

OUTSIDE:

PARKING

The property is approached over an entrance drive way which provides ample off road parking to the front.

GARDENS

The gardens are very attractive to the front and rear, mainly laid with artificial grass, raised feature flowerbeds and borders and feature patio area.

TENURE

Leasehold.

COUNCIL TAX BAND

D

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.

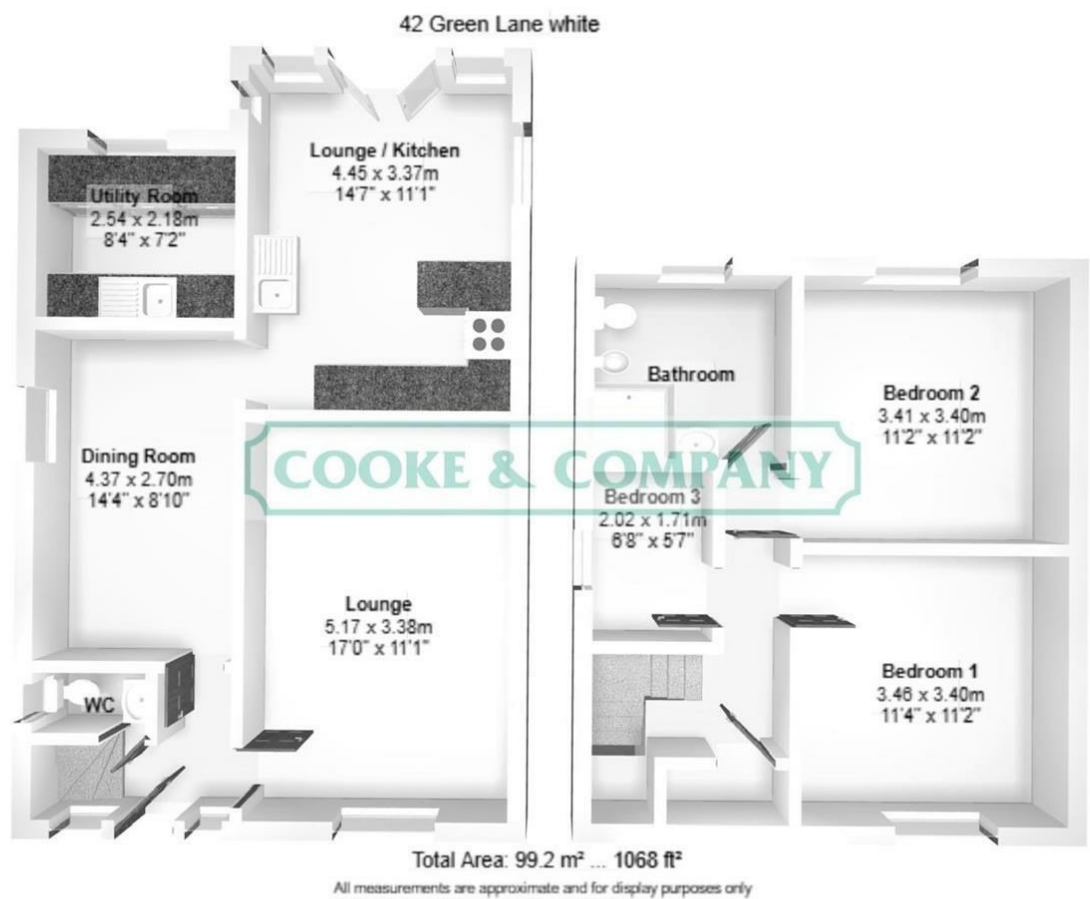


Directions

Sat Nav ref: WN7 2TD



Floor Plan



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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Tel: 01942 603000 Email: info@cookeandcompany.co.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |