

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Firvale Close, Leigh

Situated in a very popular and well established location is this very attractive and well presented throughout four bedroom semi detached dormer style bungalow offering spacious accommodation to include good sized gardens ample off road parking and detached garage within this very generous plot

(MUST BE VIEWED)

**Asking Price £259,950**

# 8 Firvale Close

Leigh, WN7 4TG



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

Built in store cupboard. Radiator.

### LOUNGE

16'3 (max) x 11'2 (max) ( 4.88m'0.91m (max) x 3.35m'0.61m (max) )

Tv point. Attractive fireplace. Wooden flooring. Radiator.

### INNER HALL

### CONSERVATORY

19'5 (max) x 11'5 (max) Double door to rear gardens/patio. Fully tiled flooring. TV point. Radiator.

### KITCHEN

12'4 (max) x 13'7 (max) (3.66m'1.22m (max) x 3.96m'2.13m (max) )

Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Built in oven hob and extractor fan. Part tiled walls. Radiator.

### BEDROOM

12'4 (max) x 13'7 (max) (3.66m'1.22m (max) x 3.96m'2.13m (max) )

Wooden flooring. Radiator.

### BEDROOM

10'4 (max) x 10'5 (max) ( 3.05m'1.22m (max) x 3.05m'1.52m (max) )

Radiator.

## FIRST FLOOR:

### LANDING

### BEDROOM

11'1 (max) x 19'1 (max) ( 3.35m'0.30m (max) x 5.79m'0.30m (max) )

Radiator.

### BEDROOM

11'7 (max) x 7'0 (max) ( 3.35m'2.13m (max) x 2.13m'0.00m (max) )

Radiator.

### BATHROOM

Modern suite. Walk in shower. Vanity wash hand basin with storage. Low level WC. Heated towel rail.

## OUTSIDE:

### DETACHED GARAGE

19'7 (max) x 13'8 (max) ( 5.79m'2.13m (max) x 3.96m'2.44m (max) )

The property benefits ample off road parking to the side of the property leading to the detached garage. Up and over door. The garage benefits power and lighting.

### GARDENS

The gardens are to the front side and rear, mainly laid to lawn with surrounding flowerbeds borders and paved patio areas. The garden also benefits outhouse to the rear.

### TENURE

Leasehold £12.00 pa

## 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.



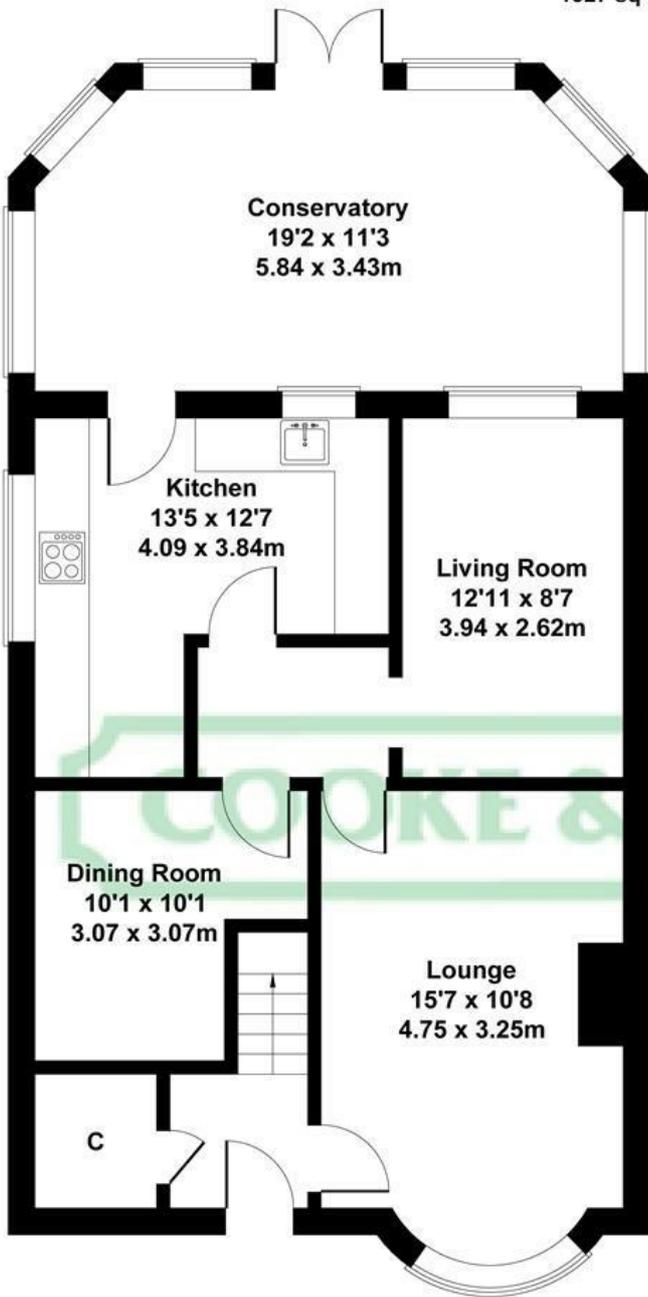
## Directions

Sat Nav ref: Wn7 4TG

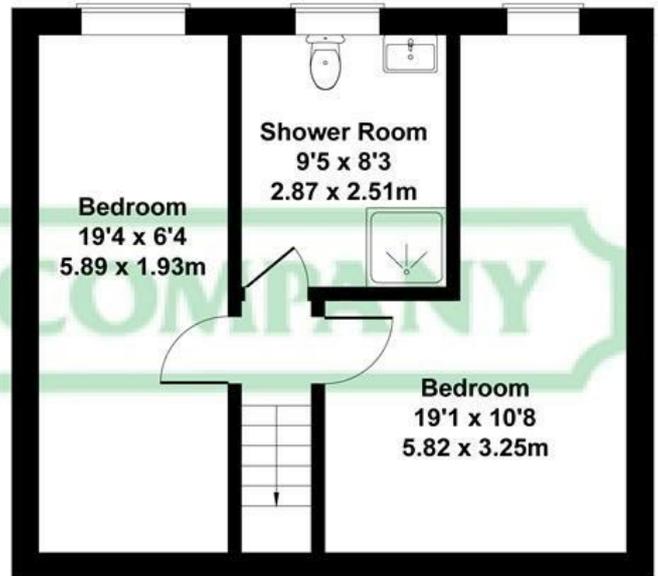


# Floor Plan

Approximate Gross Internal Area  
1327 sq ft - 123 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	