

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Westleigh Lane, Leigh

Asking Price £270,000



Situated in a much sought after location with good access to the town is this beautifully presented three bedroom semi-detached house offering excellent living space to include attractive gardens to the front and rear including a large garage and workshop which are accessed from the side.

(NO ONWARD CHAIN)



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY

LOUNGE 15'8 (max) x 14'6 (max). (4.57m'2.44m (max) x 4.27m'1.83m (max).)
TV Point. Radiator. Feature electric fire and surround.

DINING ROOM 12'8 (max) x 9'3 (max). (3.66m'2.44m (max) x 2.74m'0.91m (max).)
Radiator.

KITCHEN 18'5 (max) x 6'1 (max) (5.49m'1.52m (max) x 1.83m'0.30m (max))
Fully fitted with wall and base cupboards. Corian work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Tiled Walls.

SITTING ROOM 12'9 (max) x 7'9 (max) (3.66m'2.74m (max) x 2.13m'2.74m (max))
Wooden flooring. Door with access to rear garden.

SHOWER ROOM

Walk in shower. WC. Vanity built in wash basin. Fully tiled walls and flooring

FIRST FLOOR

LANDING

BEDROOM 12'6 (max) x 8'3 (max) (3.66m'1.83m (max) x 2.44m'0.91m (max))
Fitted wardrobes. Radiator

BEDROOM 11'4 (max) x 8'3 (max) (3.35m'1.22m (max) x 2.44m'0.91m (max))
Fitted wardrobes. Radiator

BEDROOM 11'3 (max) x 5'9 (max). (3.35m'0.91m (max) x 1.52m'2.74m (max).)
Radiator.

BATHROOM 6'1 (max) 5'8 (max) (1.83m'0.30m (max) 1.52m'2.44m (max))
Bath with overhead shower. Vanity built in wash basin with Corian surfaces. WC. Fully tiled.

LOFT

Mainly boarded.

OUTSIDE

GARAGE/WORKSHOP.

The property is approached over an entrance pathway and the large garage/workshop is accessed from the side.

GARDENS

The gardens are to the front and rear, very attractive and spacious, laid to lawn with surrounding flowerbeds, well stocked borders and a patio area to the rear.

TENURE

Freehold

VIEWING

VIEWING: By appointment with the agents as overleaf.

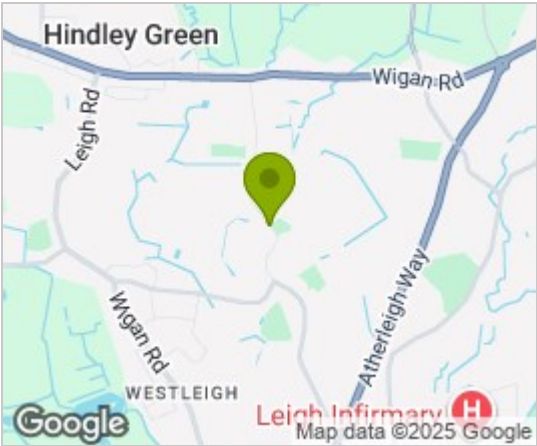
COUNCIL TAX

Council Tax Band B

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.

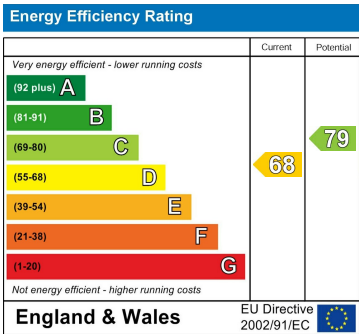
Area Map



Floor Plans



Energy Efficiency Graph



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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