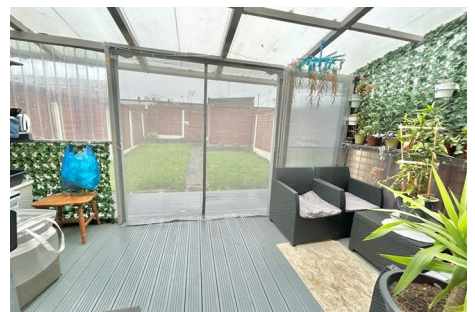
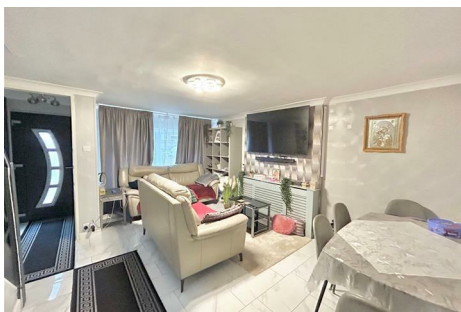


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Alpine Drive, Leigh

Situated in a well-established sought after area with good access to the town and transport links is this well presented & proportioned three bedroom end of row mews house with good sized gardens to the front and rear

**Asking Price £165,950**

# 14 Alpine Drive

Leigh, WN7 5HT



In further the accommodation comprises:-

### ENTRANCE/HALLWAY

### LOUNGE/DINING ROOM

17'8 (max) x 14'5 (max). (5.18m'2.44m (max) x 4.27m'1.52m (max). )  
TV Point. Tiled flooring. Radiator. Bay wndow.

### KITCHEN

14'5 (max) x 8.1 (max). (4.27m'1.52m (max) x 2.44m.0.30m (max). )  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Electric hob. Extractor. Built in oven. Door to lean to.

### LEAN TO/SUMMER ROOM

14'5 (max) x 7'7 (max) (4.27m'1.52m (max) x 2.13m'2.13m (max))

### SHED

6'3 (max) x 6'3 (max). (1.83m'0.91m (max) x 1.83m'0.91m (max).)

### LANDING

### BEDROOM

14'4 (max) x 8'8 (4.27m'1.22m (max) x 2.44m'2.44m )  
Radiator. TV point.

### BEDROOM

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

### BEDROOM

9'7 (max) x 5'8 (max). (2.74m'2.13m (max) x 1.52m'2.44m (max). )  
Laminate flooring. Radiator

### SHOWER ROOM

Large walk in shower. Vanity built in wash basin with storage. Low level WC. Heated towel rail.

### OUTSIDE

### GARDENS

The property is approached by a pathway with a large mainly laid to lawn garden. There is an enclosed fully fenced garden to the rear which is mainly laid to lawn.

### TENURE

Leasehold

### VIEWING

By appointment with the agents as overleaf.

### COUNCIL TAX

Council Tax Band A

### 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.

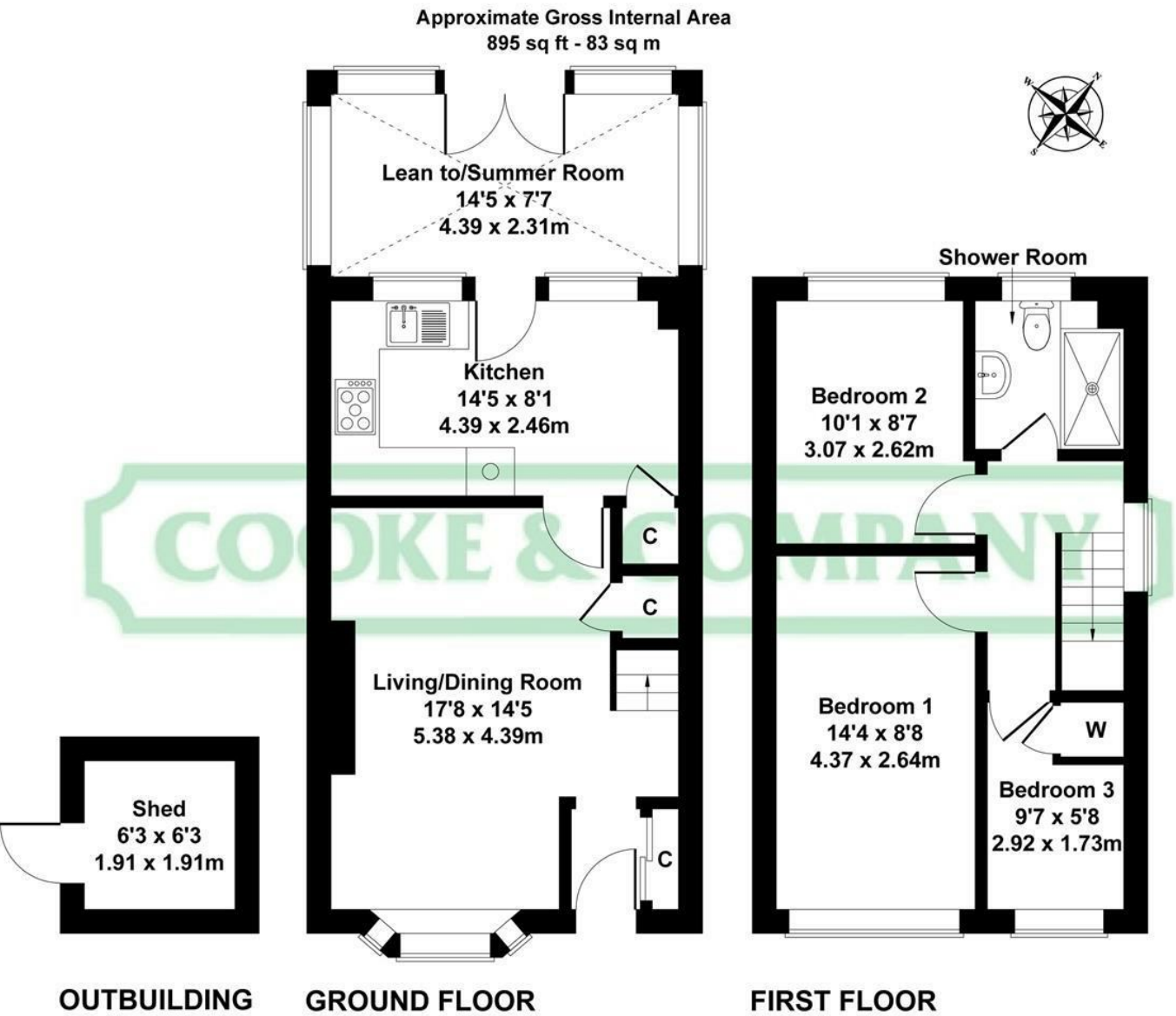


### Directions

WN7 5HT



Floor Plan



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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
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		