

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Kenhall Road, Leigh

Situated in a very popular residential area and in a cul de sac location with good access to public transport routes and a short walk to local schools is this semi-detached family home with three bedrooms to include gardens to the front and rear, a private driveway and garage

**Asking Price £289,950**

# 11 Kenhall Road

Leigh, WN7 2LR



• CUL DE SAC POSITION

• OPEN ASPECT TO THE FRONT

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

12'9 (max) x 11'2 (max) ( 3.66m'2.74m (max) x 3.35m'0.61m (max) )  
Radiator. TV point

### DINING ROOM

11'9 (max) x 11'3 (max) (3.35m'2.74m (max) x 3.35m'0.91m (max) )  
Radiator. Doors to rear garden.

### KITCHEN

13'6 (max) x 7'6 (max) (3.96m'1.83m (max) x 2.13m'1.83m (max) )  
Fully fitted with base units and wall cupboards. Plumbing for washing machine. Sink with mixer tap. Oven. Gas hob. Extractor.

### CONSERVATORY

7'8 (max) x 7'2 (max) (2.13m'2.44m (max) x 2.13m'0.61m (max) )  
Doors to rear garden

## FIRST FLOOR:

### LANDING:

### BEDROOM

12'9 (max) x 11'3 (max) (3.66m'2.74m (max) x 3.35m'0.91m (max) )  
Fitted wardrobes. Radiator.

### BEDROOM

11'8 (max) x 11'5 (max) (3.35m'2.44m (max) x 3.35m'1.52m (max) )  
Fitted wardrobes. Radiator.

### BEDROOM

13'5 (max) x 10'7 (max) (3.96m'1.52m (max) x 3.05m'2.13m (max) )  
Radiator.

### BATHROOM

7'8 (max) x 5'3 (max) (2.13m'2.44m (max) x 1.52m'0.91m (max) )  
Panelled bath with shower fitment over bath. Shower screen. Pedestal wash hand basin. Low level WC. Fully tiled walls.

## OUTSIDE:

### PARKING

The property is approached over an attractive paved entrance driveway which provides off road parking to the front leading to a garage.

## GARDENS

The spacious garden to the rear is mainly laid to lawn with flowerbeds. There is a raised wooden decking/patio area perfect for outdoor entertaining.

## GARAGE

15'3 (max) x 7'5 (max) (4.57m'0.91m (max) x 2.13m'1.52m (max) )  
Currently being used as a gym

## TENURE

Leasehold

## COUNCIL TAX

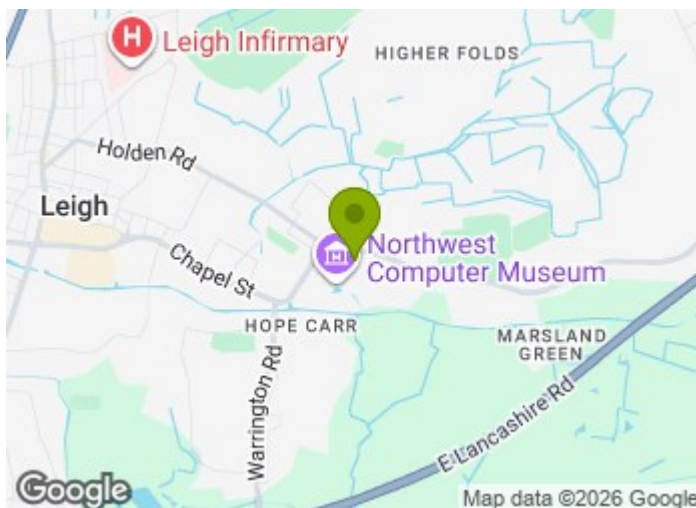
Council Tax Band A

## 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.



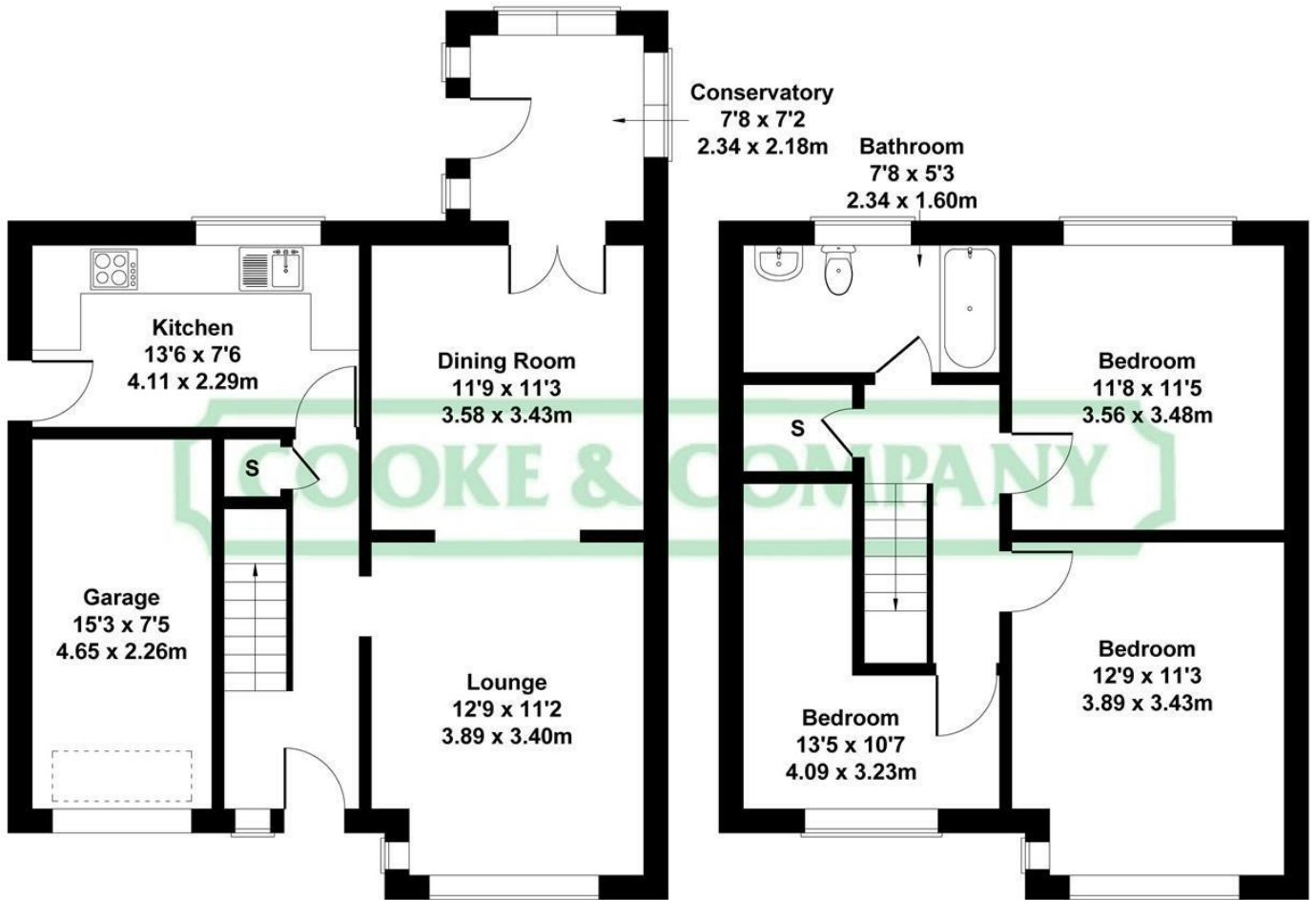
## Directions

WN7 2LR



# Floor Plan

Approximate Gross Internal Area  
1222 sq ft - 114 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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		80
(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	