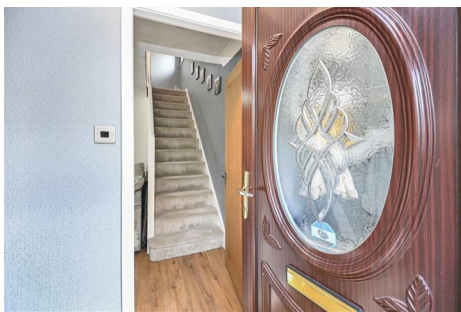


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kirkbeck, Leigh

Situated in an established and popular residential area is this beautifully presented detached family property offering spacious accommodation over two floors with three bedrooms to include detached garage, conservatory and gardens to the front and rear

Viewing highly recommended
No Chain

Asking Price £299,950

6 Kirkbeck

Leigh, WN7 3EF



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE

15'1 (max) x 14'8 (max). (4.57m'0.30m (max) x 4.27m'2.44m (max).)
TV point. Radiator. Feature fire surround with gas fire.

KITCHEN/DINING ROOM

14'8 (max) x 9'9 (max). (4.27m'2.44m (max) x 2.74m'2.74m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Built in oven. Gas hob. Extractor fan. Plumbing for washing machine. Patio doors leading to conservatory.

CONSERVATORY

9'7 (max) x 8'10 (max). (2.74m'2.13m (max) x 2.44m'3.05m (max).)
French doors leading to rear garden.

FIRST FLOOR

LANDING

BEDROOM

11'10 (max) x 8'6 (max). (3.35m'3.05m (max) x 2.44m'1.83m (max).)
Radiator. TV point.

ENSUITE

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

BEDROOM

8'9 (max) x 8'6 (max) (2.44m'2.74m (max) x 2.44m'1.83m (max))
Radiator.

BEDROOM

8'5 (max) x 5'10 (max). (2.44m'1.52m (max) x 1.52m'3.05m (max).)
Fitted wardrobes and units. Radiator.

FAMILY BATHROOM

Low level WC. Vanity built in wash basin with storage. Panelled bath with hand held shower. Radiator. Fully tiled walls.

OUTSIDE

DRIVEWAY/GARAGE

The property offers a detached garage with a paved driveway offering ample off road parking.

GARDENS

The property offers a mature and well stocked garden to the front. To the rear is an immaculate, low maintenance garden with a raised decking area to include flower beds and established shrubs and trees.

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

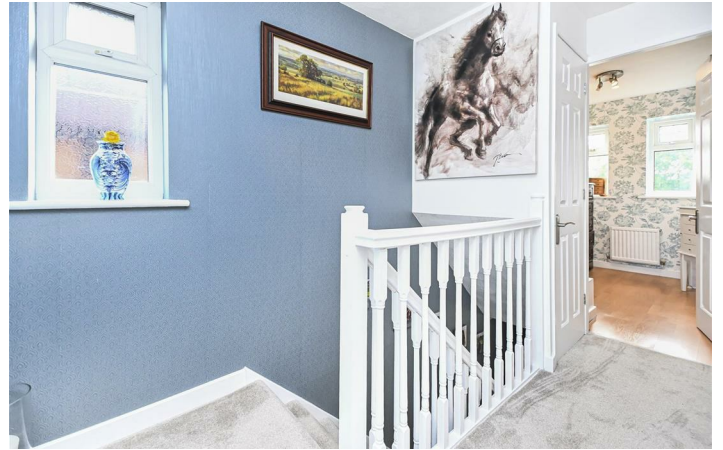
PLEASE NOTE

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.



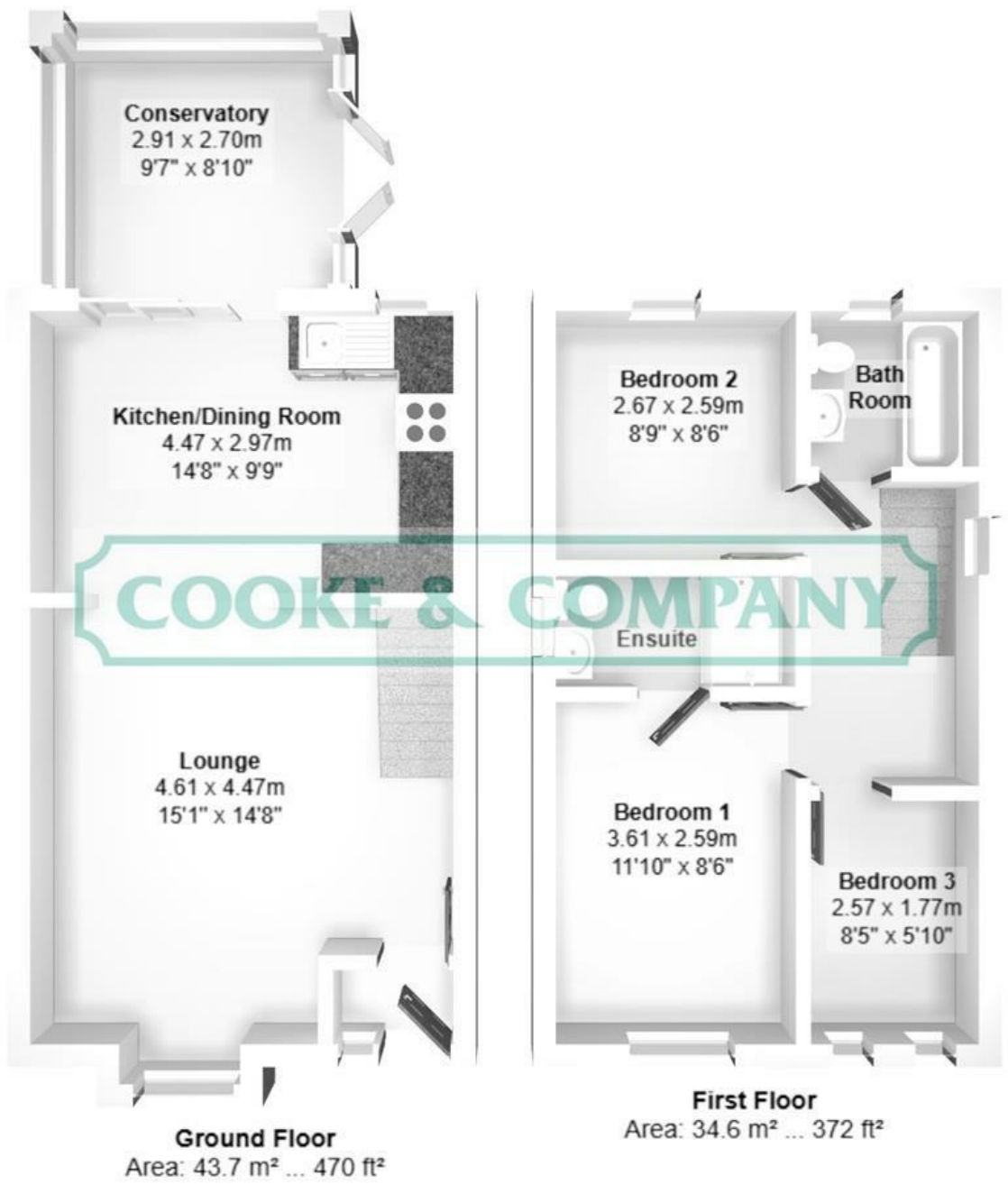
Directions

WN7 3EF



Floor Plan

6 Kirkbeck, Leigh



Total Area: 78.3 m² ... 843 ft²

All measurements are approximate and for display 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	72	84
EU Directive 2002/91/EC		