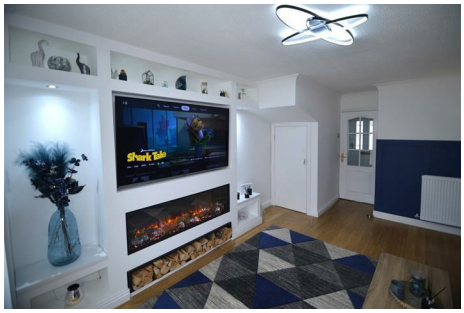
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Walkers Drive, Leigh

Located in a very popular residential area
with good access to the Guided Busway for commuter routes
and a short walk to local schools and the Town Centre is this
well presented semi detached modern property with two bedrooms
open views to the front over Leigh Bowling Green offering
attractive living accommodation over two floors with conservatory
off road parking and private rear garden

Asking Price £229,950

5 Walkers Drive

Leigh, WN7 2JP

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE PORCH

ENTRANCE HALL:
Radiator.

KITCHEN
8'6 (max) x 6'2 (max) (2.44m'1.83m (max) x 1.83m'0.61m (max))
Fitted kitchen with wall and base cupboards. Inset sink with mixer tap. Integrated Oven. Gas hob and extractor hood. Plumbing for washing machine.

LOUNGE
14'4 (max) x 12'3 (max) (4.27m'1.22m (max) x 3.66m'0.91m (max))
Media wall. Radiator. Wooden flooring. Double doors to conservatory.

CONSERVATORY
9'9 (max) x 8'8 (max) (2.74m'2.74m (max) x 2.44m'2.44m (max))
Wooden flooring. Double door to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM
bedroom: 12'6 (max) x 7'2 (max) fitted wardrobes. (bedroom: 3.66m'1.83m (max) x 2.13m'0.61m (max) fit)
Fitted Wardrobes. Radiator. 2 x windows

BEDROOM
10'6 (max) x 9'3 (max) (3.05m'1.83m (max) x 2.74m'0.91m (max))
Fitted Wardrobes. Radiator.

BATHROOM/WC:
6'1 (max) x 5'8 (max) (1.83m'0.30m (max) x 1.52m'2.44m (max))
Panelled bath with shower fitment over bath and shower screen. Vanity unit wash hand basin. Low level WC. Radiator. Fully tiled walls.

OUTSIDE:

PARKING
The property has a driveway providing off road parking.

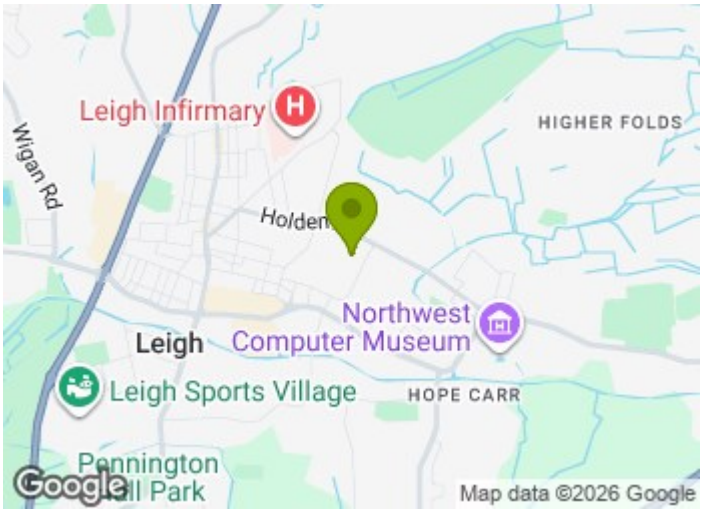
GARDENS
Front garden with mature hedges and shrubs. To the rear there is a private garden with patio area, lawn and mature planted hedges.

TENURE
Freehold.

COUNCIL AND TAX BAND:
Wigan Council Tax Band B.

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 2JP









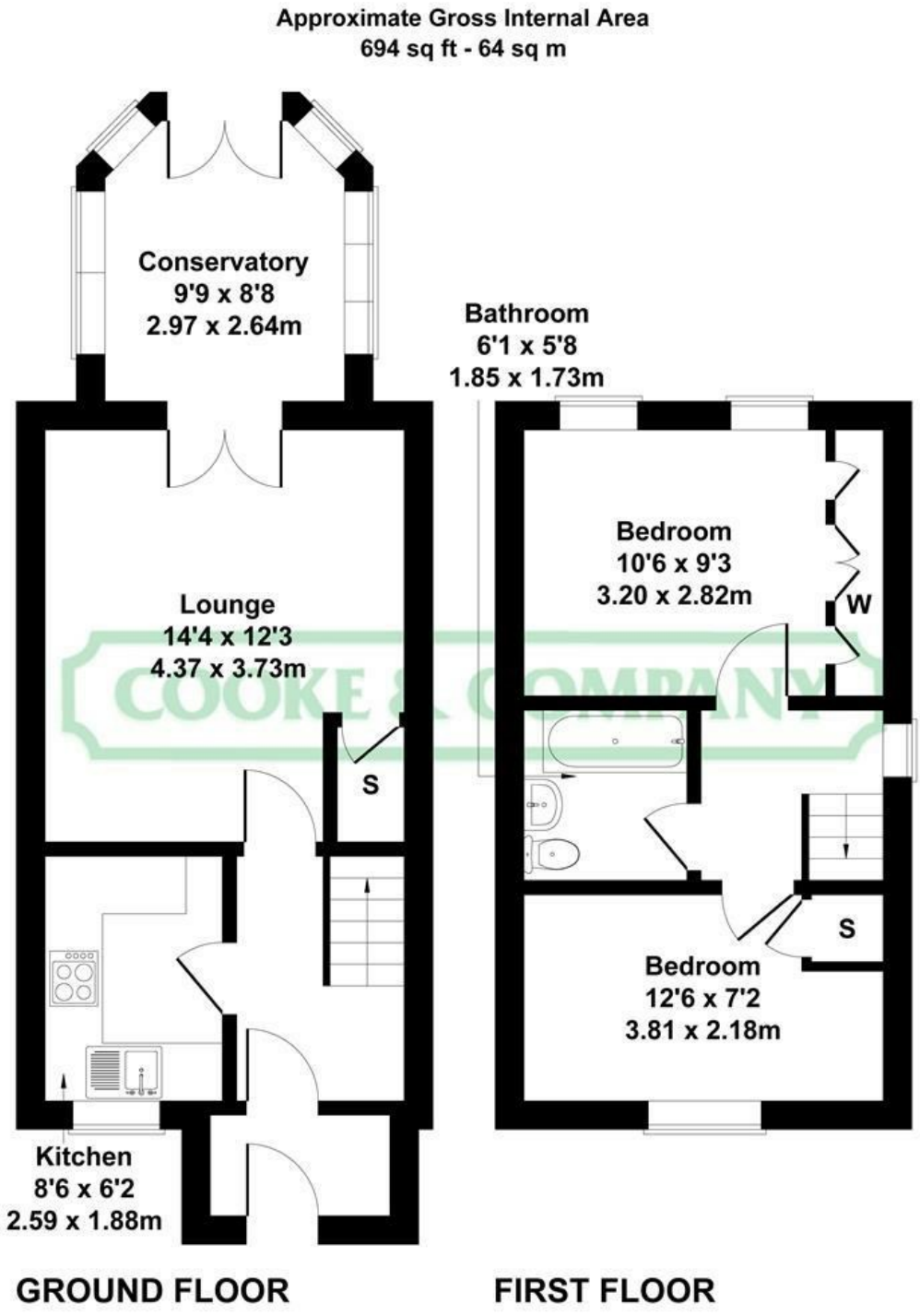




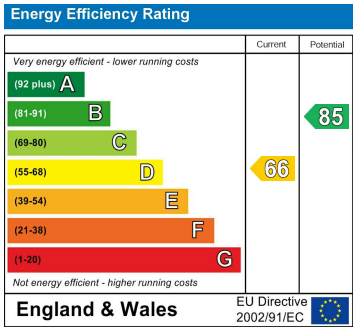




Floor Plan



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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