

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rosedale Drive, Leigh

Asking Price £295,000

18 Rosedale Drive

Leigh, WN7 2TN



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

DINING KITCHEN/LOUNGE

23'7 (max) x 13'8 (max) (7.01m'2.13m (max) x 3.96m'2.44m (max))

Fitted with base units and wall cupboards. Oven, hob and. Extractor hood. Inset sink with mixer tap. Breakfast Island with seating. Floor to ceiling windows. Radiator. Door to outside.

BEDROOM

9'4 (max) x 9'1 (max) (2.74m'1.22m (max) x 2.74m'0.30m (max))

Radiator.

BEDROOM

8'8 (max) x 8'2 (max) (2.44m'2.44m (max) x 2.44m'0.61m (max))

Radiator.

BATHROOM

9'3 (max) x 8'2 (max) (2.74m'0.91m (max) x 2.44m'0.61m (max))

Large enclosed shower cubicle. Panelled bath.

Built in vanity wash basin with storage. Low level WC. Heated towel rail. Part tiled walls. Tiled flooring.

FIRST FLOOR:

LANDING:

BEDROOM

14'7 (max) x 10'7 (max) (4.27m'2.13m (max) x 3.05m'2.13m (max))

Radiator. Fully fitted mirrored wardrobes.

BATHROOM

8'7 (max) x 6'3 (max) (2.44m'2.13m (max) x 1.83m'0.91m (max))

Panelled bath. Low level WC. Pedestal wash basin. Skylight window. Tiled flooring.

OUTSIDE:

GARDENS

The front garden is mainly laid to lawn. To the rear there is a large mainly laid to lawn garden with a raised decking/seating area.

PARKING

The property is approached over a block paved driveway providing ample off road parking

TENURE

Leasehold

COUNCIL TAX

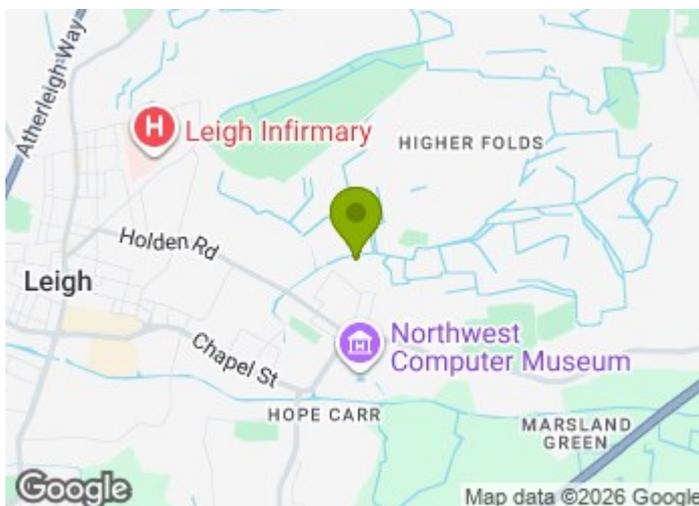
Council Tax Band C

VIEWING

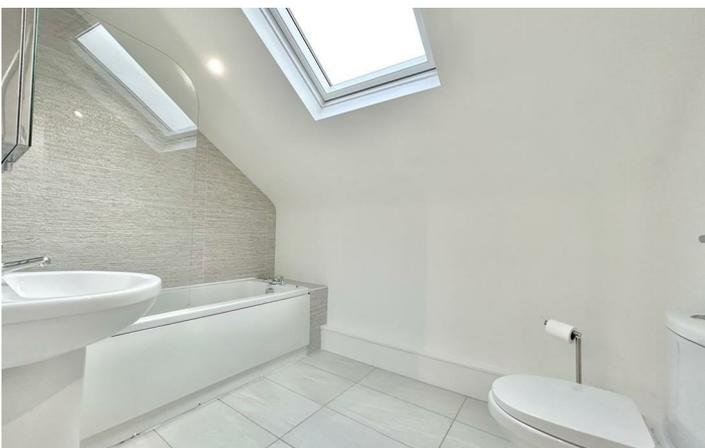
By appointment with the agents as overleaf.

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

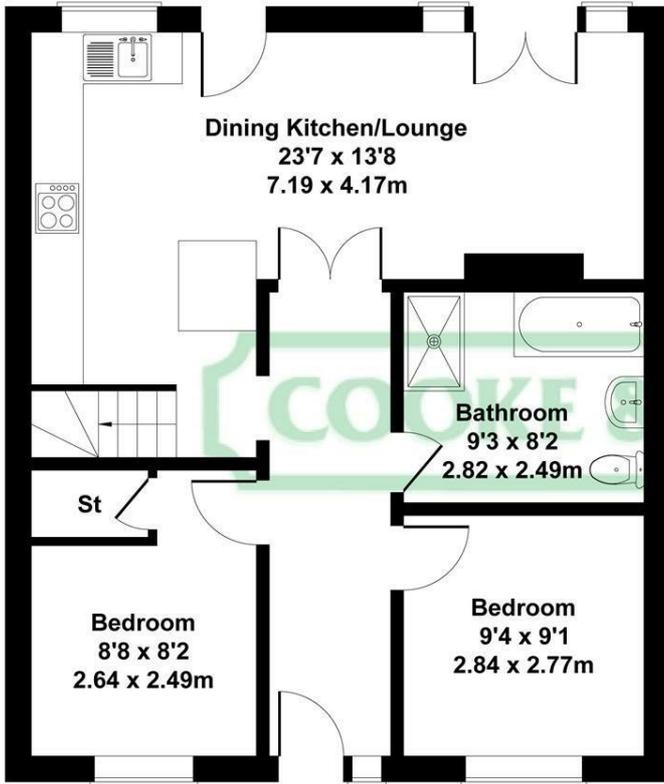


Directions

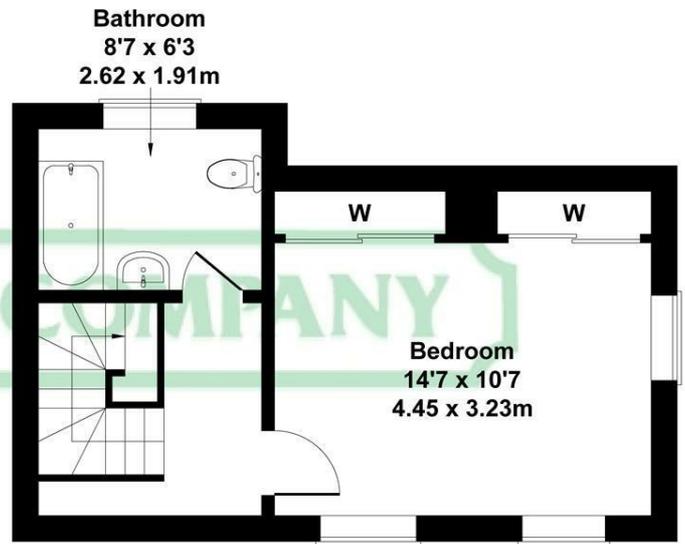


Floor Plan

Approximate Gross Internal Area
980 sq ft - 91 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			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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