

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Spires Croft, Leigh

Situated in a very popular and sought after modern development is this three story five bedroom detached family home offering excellent sized and well proportioned living accommodation over three floors to include gardens to the front and rear off road parking and detached double garage

Asking Price £490,000

9 Spires Croft

Leigh, WN7 2RE



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

CLOAKROOM

Wash hand basin. Low level WC.

DINING ROOM

11'0 (max) x 10'4 (max) (3.35m'0.00m (max) x 3.05m'1.22m (max))

Wooden flooring. TV point. Radiator.

KITCHEN

13'4 (max) x 10'2 (max) (3.96m'1.22m (max) x 3.05m'0.61m (max))

Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Built in oven, separate hob. Built in microwave. Part tiled walls.

UTILITY ROOM

6'10 (max) x 6'0 (max) (1.83m'3.05m (max) x 1.83m'0.00m (max))

Fitted wall and base cupboards. Plumbing for washing machine and dryer.

LOUNGE

21'5 (max) x 11'4 (max) (6.40m'1.52m (max) x 3.35m'1.22m (max))

Wooden flooring. Attractive fireplace. TV point. Radiator.

GARDEN ROOM

18'2 (max) 10'5 (max)

FIRST FLOOR:

MASTER BEDROOM

13'8 (max) x 10'4 (max) (3.96m'2.44m (max) x 3.05m'1.22m (max))

Wooden flooring. Radiator.

EN-SUITE

Large walk in shower cubicle. Vanity wash hand basin with storage. Low level WC. Built in store cupboard. Fully tiled walls and flooring. Heated towel rail.

BEDROOM

12'2 (max) x 11'6 (max) (3.66m'0.61m (max) x 3.35m'1.83m (max))

Wooden floor. Radiator.

ENSUITE

Shower cubicle. Wooden flooring. Pedestal wash hand basin. Low level WC.

BEDROOM

10'6 (max) x 8'11 (max) (3.05m'1.83m (max) x 2.44m'3.35m (max))

Built in wardrobes. Wooden flooring. Tv point. Radiator.

FAMILY BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

SECOND FLOOR:

BEDROOM

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

Radiator.

BEDROOM

13'6 (max) x 11'7 (max) (3.96m'1.83m (max) x 3.35m'2.13m (max))

Wooden flooring Radiator.

BATHROOM

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

TENURE

Leasehold (ground rent £150 pa)

VIEWING

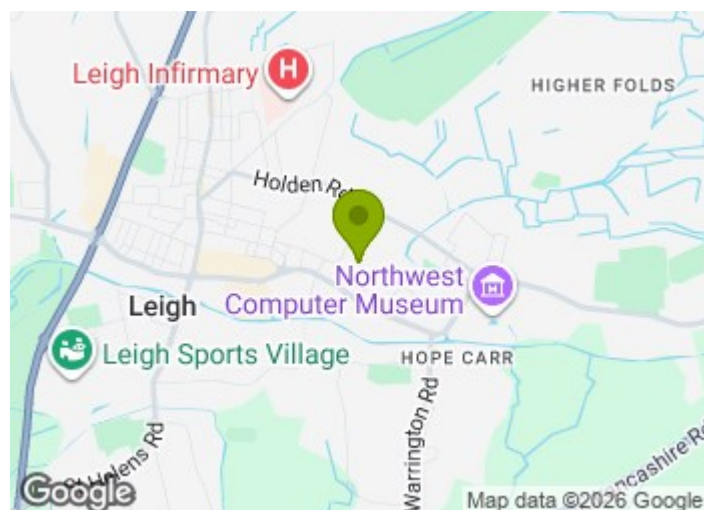
By appointment with the agents as overleaf.

COUNCIL TAX BAND

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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.

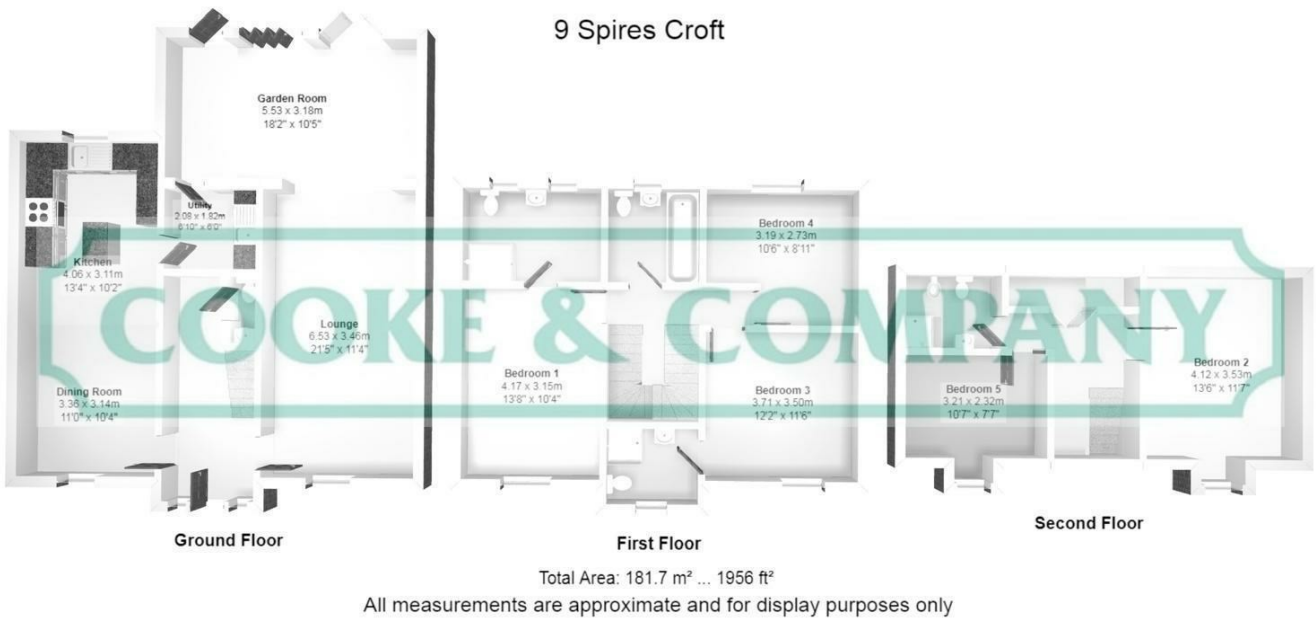


Directions

Sat Nav Ref: WN7 2RE



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 firm's 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		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	