

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.

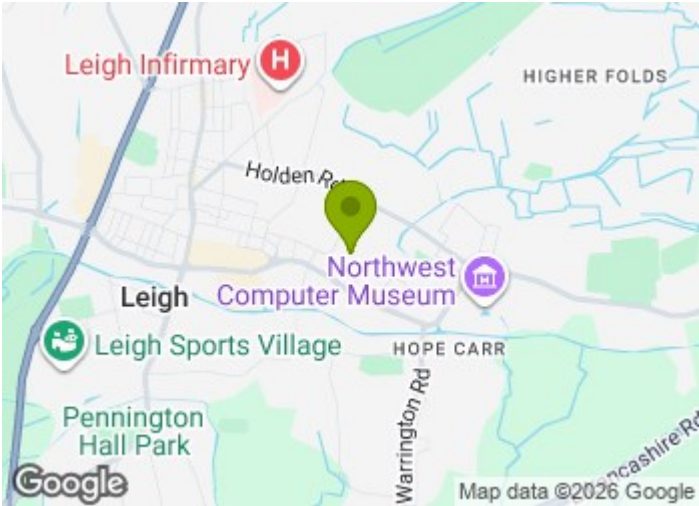
BATHROOM
Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

TENURE
Leasehold (ground rent £150 pa)

VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX BAND
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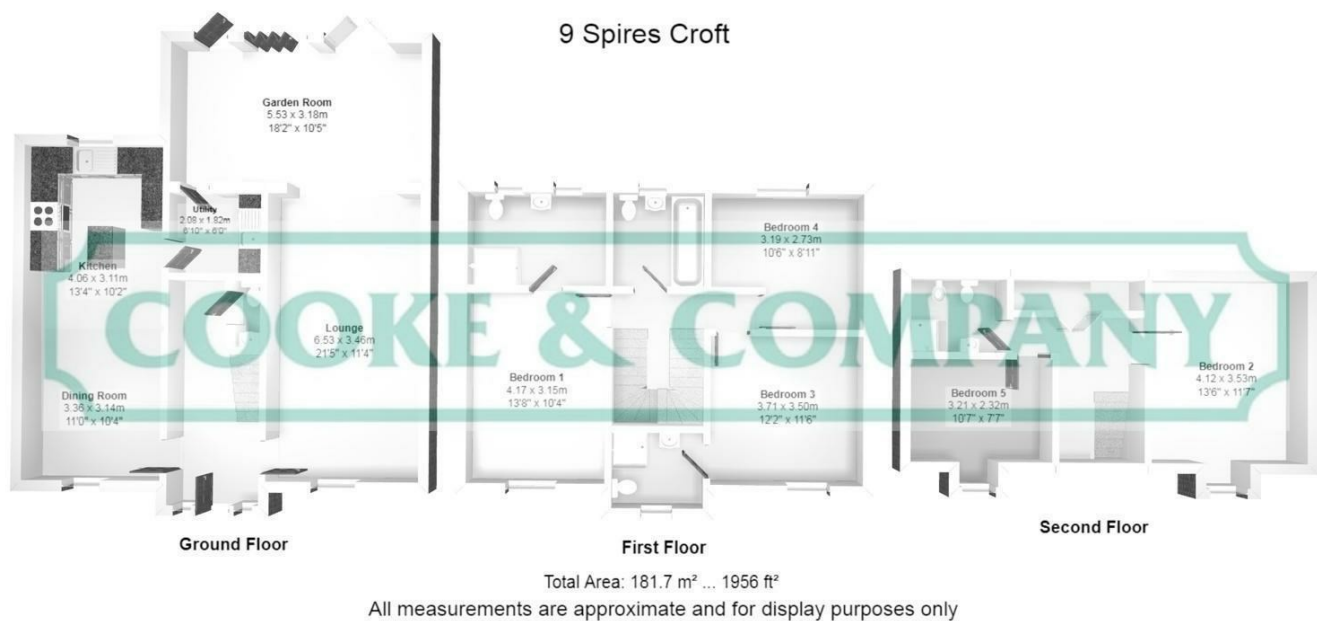
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to 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 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	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	