

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bexhill Drive, Leigh

Situated in a popular residential location and with good access to public transport routes is this detached family home on a spacious corner plot with three bedrooms, master with en suite offering well proportioned accommodation over two floors to include gardens to the front, side and rear driveway providing off road parking and detached garage

Asking Price £269,950

GROUND FLOOR :

ENTRANCE PORCH

Radiator.

ENTRANCE HALL

Radiator.

LOUNGE 14'9 (max) x 11'1 (max) (4.50m (max) x 3.38m (max))



TV Point. Radiator.

DINING KITCHEN 14'4 (max) x 9'8 (max) (4.37m (max) x 2.95m (max))

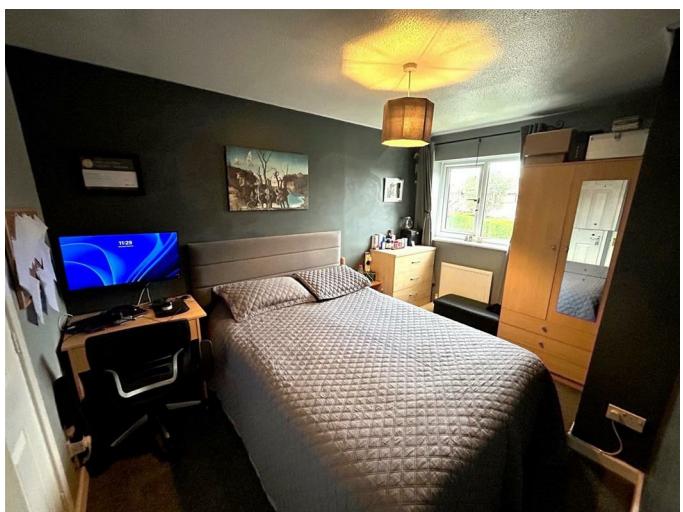


Fitted with wall and base cupboards. Inset sink. Oven, Hob and extractor hood. Plumbing for washing machine. Dining area with double doors to garden.

FIRST FLOOR :

LANDING

BEDROOM 11'8 (max) x 8'3 (max) (3.56m (max) x 2.51m (max))



Radiator.

EN SUITE



Shower Cubicle. Wash hand basin. Low level Wc. Heated Towel Radiator.

BEDROOM 8'7 (max) x 7'7 (max) (2.62m (max) x 2.31m (max))



Radiator.

BEDROOM 8'3 (max) x 6'6 (max) (2.51m (max) x 1.98m (max))



Radiator.

BATHROOM



Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Half Tiled walls.

OUTSIDE :

The property benefits a private driveway which provides off road parking for four vehicles, leading to the garage. Gardens are to the front, side and rear. Not overlooked from the rear.

TENURE :

Freehold.

COUNCIL AND TAX BAND

Wigan Council Tax Band C.

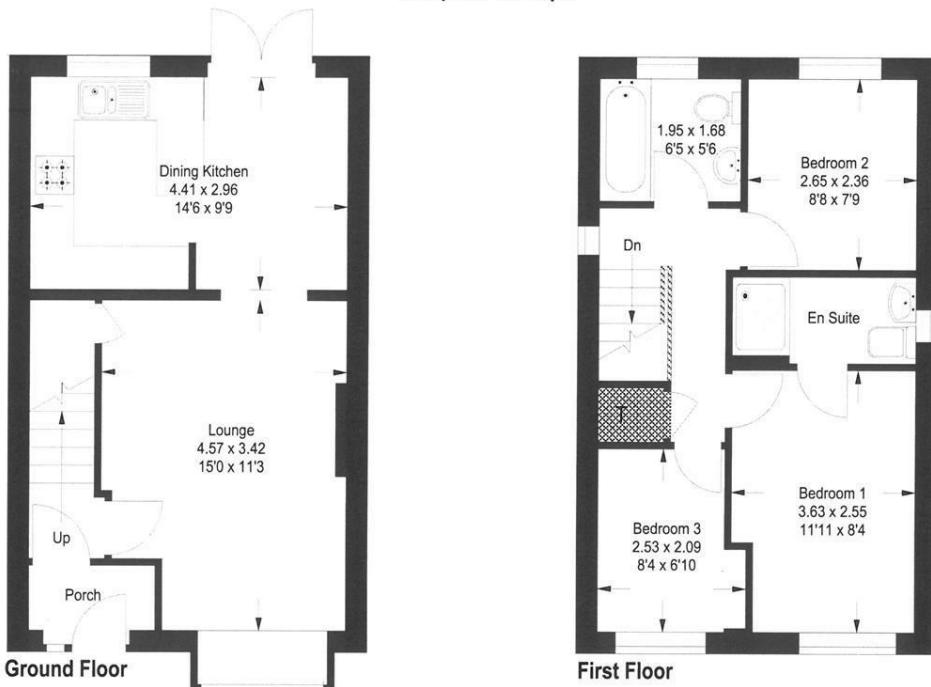
SERVICES (NOT TESTED)

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.

Floor Plan

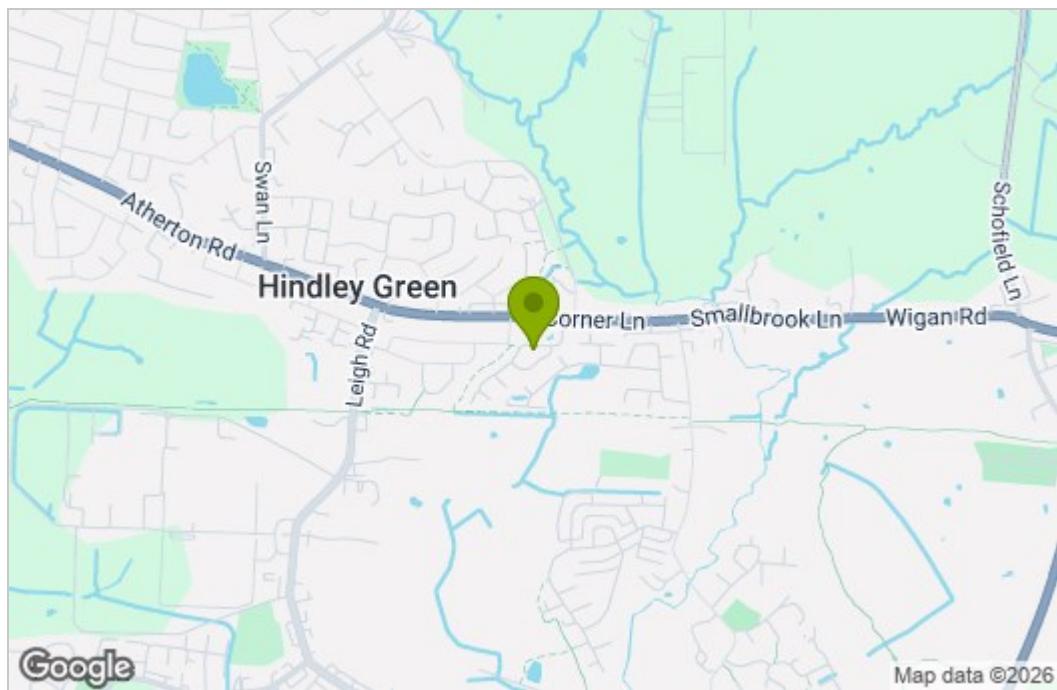
31, Bexhill Drive, Leigh.

Gross internal area (approx) :-
68 sq m / 729 sq ft

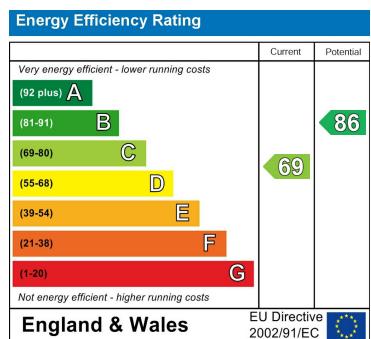


This plan is for layout guidance only. Not drawn to scale unless otherwise stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Area Map



Energy Efficiency Graph



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.