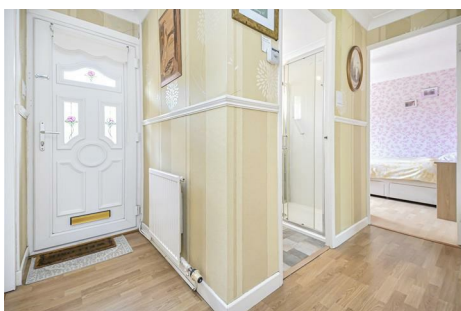


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Schofield Gardens, Leigh

Situated in a very popular residential location and within a short walk to the Leigh Sports Village and access to public transport routes and local schools is this detached true bungalow with two bedrooms offering very spacious and well proportioned living accommodation to include gardens to the front, side and rear with a driveway providing off road parking and detached garage

Asking Price £250,000

13 Schofield Gardens

Leigh, WN7 4JD



- OPEN ASPECT VIEW TO THE REAR
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

LOUNGE

16'3 (max) x 10'7 (max) (4.88m'0.91m (max) x 3.05m'2.13m (max))

Feature fire surround and electric fire. TV point. Radiator. Access to conservatory.

KITCHEN

9'3 (max) x 8'10 (max) (2.74m'0.91m (max) x 2.44m'3.05m (max))

Fully fitted with wall and base units. Sink with mixer tap. Plumbing for washing machine. Hob. Extractor hood. Built in oven. Part tiled walls.

CONSERVATORY

12'6 (max) x 10'0 (max) (3.66m'1.83m (max) x 3.05m'0.00m (max))

Doors to rear garden

BEDROOM

11'2 (max) x 10'7 (max) (3.35m'0.61m (max) x 3.05m'2.13m (max))

TV point. Radiator.

BEDROOM

8'10 (max) x 7'11 (max) (2.44m'3.05m (max) x 2.13m'3.35m (max))

Radiator.

BATHROOM

Shower cubicle. Low level WC. Built in vanity wash basin with storage. Fully tiled walls.

OUTSIDE

PARKING

The property has a driveway which provides off road parking leading to the detached garage.

GARDENS

The property is garden fronted and approached over an entrance pathway. Gardens are to the front, side and rear. The large private rear garden is mainly laid to lawn with raised

flowerbeds, established plants and shrubs and has as paved patio area. The rear also benefits from open aspect views.

TENURE

Freehold.

COUNCIL TAX AND BAND

Wigan 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 offstatutory 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.

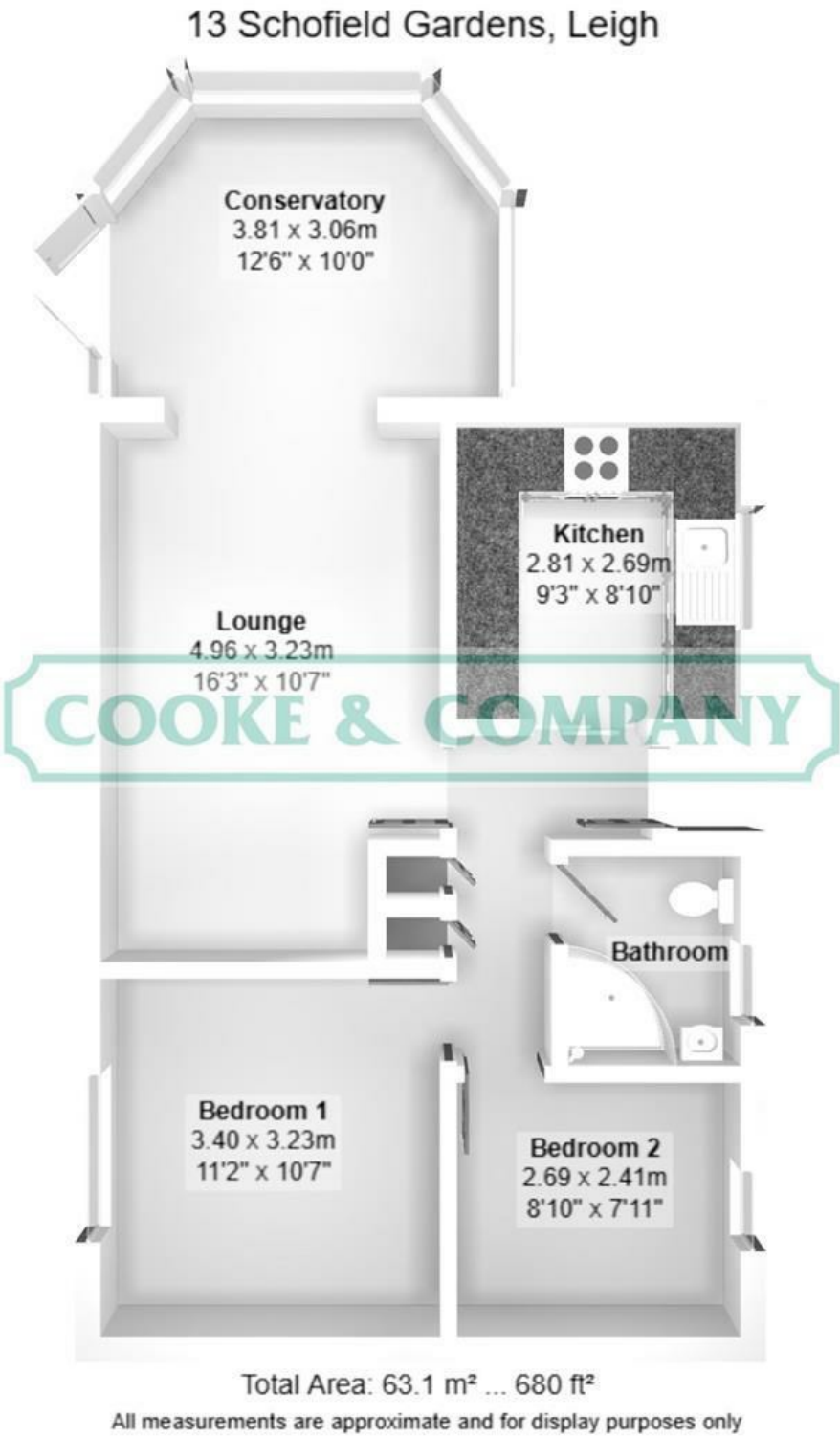


Directions

WN7 4JD



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC