

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Arlington Drive, Leigh

Situated in a very popular and sought after location with good access to local schools is this good sized three bedroom semi detached family home offering excellent first time accommodation over two floors to include gardens to the front and rear off road parking leading to the detached garage

**Asking Price £225,000**

# 13 Arlington Drive

Leigh, WN7 3QN



In further the accommodation comprises:-

### ENTRANCE HALL

### LOUNGE

13'9 (max) x 11'5 (max) ( 3.96m'2.74m (max) x 3.35m'1.52m (max))  
Attractive fireplace with surround. TV point.  
Radiator.

### DINING ROOM/SITTING ROOM

16'4 (max) x 8'2 (max) ( 4.88m'1.22m (max) x 2.44m'0.61m (max) )  
French doors to rear patio. Radiator.

### KITCHEN

16'7 (max) x 9'0 (max) ( 4.88m'2.13m (max) x 2.74m'0.00m (max) )  
Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine and dishwasher. Part tiled walls. Tiled flooring. Door to outside.

### FIRST FLOOR:

### LANDING

### BEDROOM

13'0 (max) x 10'7 (max) ( 3.96m'0.00m (max) x 3.05m'2.13m (max))  
Radiator.

### BEDROOM

11'0 (max) x 10'7 (max) (3.35m'0.00m (max) x 3.05m'2.13m (max))  
Radiator.

### BEDROOM

7'2 (max) x 7'0 (max) ( 2.13m'0.61m (max) x 2.13m'0.00m (max) )  
Radiator.

### BATHROOM

Shower cubicle. Pedestal wash hand basin.  
Low level Wc. Fully tiled walls. Extractor fan.  
Radiator.

### OUTSIDE:

### GARAGE

The property is approached over an entrance driveway which provides off road parking to the front leading to the detached garage

### GARDENS

The gardens are to the front and rear, mainly laid to lawn.

### TENURE

Leasehold.

### 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.



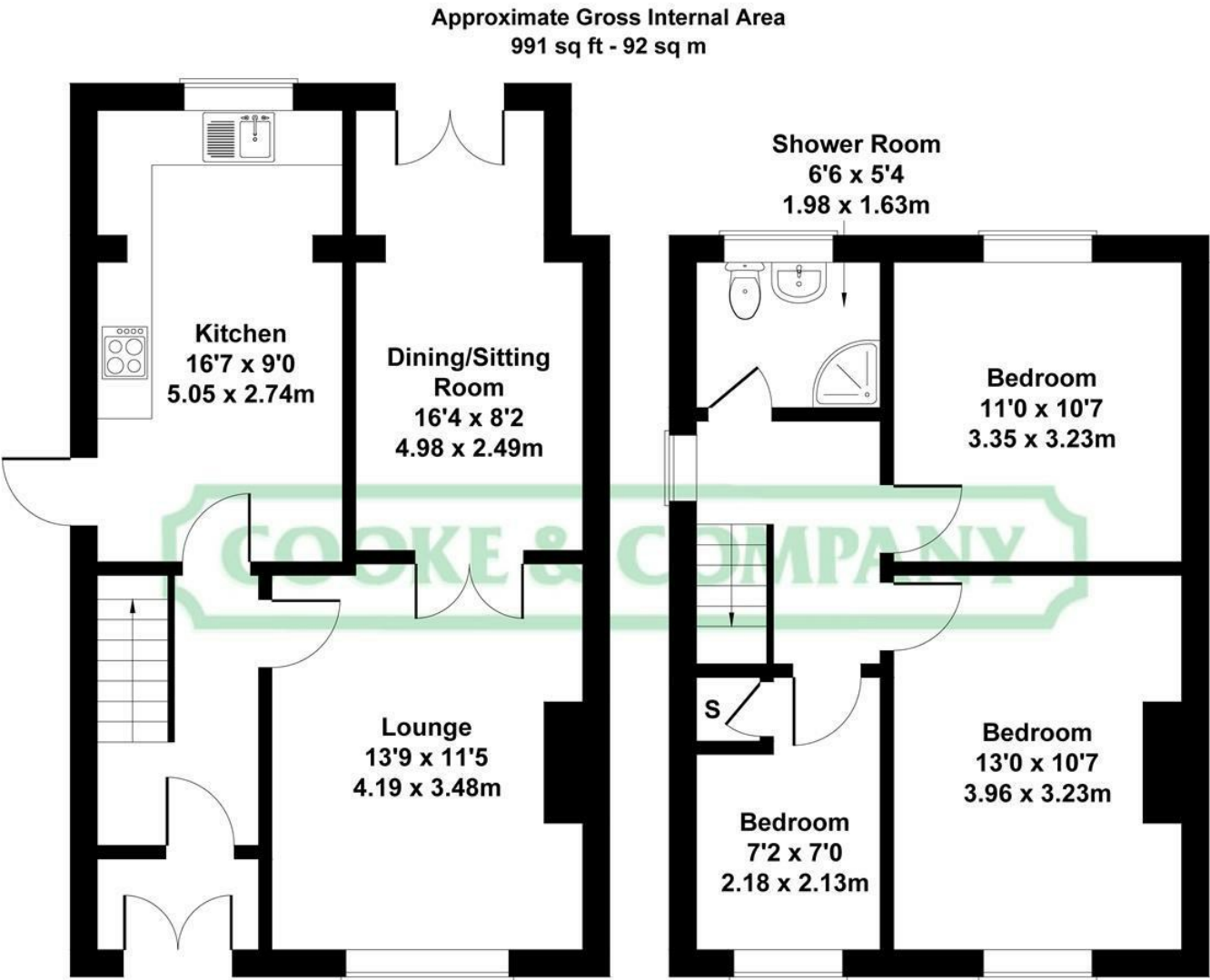
### Directions

SAT Nav Ref: WN7 3QN





Floor Plan



Not to Scale. Produced by The Plan Portal 2025  
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 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		
EU Directive 2002/91/EC		