COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Hatherway Court, Leigh

Situated in a highly regarded and sought
after residential area is this semi-detached true bungalow in a
cul de sac position offering well presented accommodation with two bedrooms,
and a driveway with an attractive and well maintained private
rear garden all within walking distance of the Town Centre
and Lilford Park

Asking Price £259,995

6 Hatherway Court

Leigh, WN7 1HL

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- LOCATED IN A CUL DE SAC POSITION
- VIEWIMG HIGHLY RECOMMENDED

In further the property comprises :

ENTRANCE HALL:

LOUNGE

14'7 (max) x 11'4 (max) (4.45m (max) x 3.45m (max))

Tiled flooring. Feature fireplace. TV point. Open plan to dining area. Radiator

KITCHEN/DINING ROOM

17'7 (max) x 8'7 (max) (5.36m (max) x 2.62m (max))

Fitted with base units and wall cupboards. Sink unit with mixer tap. Oven. Gas hob. Extractor. Plumbing for washing machine. Tiled flooring. French doors to rear garden.

BATHROOM

Panelled bath with shower fitment. Shower screen. Built in vanity wash basin with storage. Low level WC. Heated towel radiator. Fully tiled.

BEDROOM

11'4 (max) x 10'8 (max) (3.45m (max) x 3.25m (max))

Radiator. Fitted wardrobes

BEDROOM

8'2 (max) x 8'7 (max) (2.49m (max) x 2.62m (max))

Radiator. Fitted wardrobe.

OUTSIDE:

PARKING

The property is approached via an entrance driveway offering off road parking

GARDENS

The property is garden fronted. To the rear is a well-maintained and attractive garden, predominantly laid with a low-maintenance artificial lawn, with a raised decking area providing an ideal space for outdoor dining and entertaining. Raised flower beds add colour creating a pleasant and private outdoor setting.

TENURE

Freehold

COUNCIIL TAX

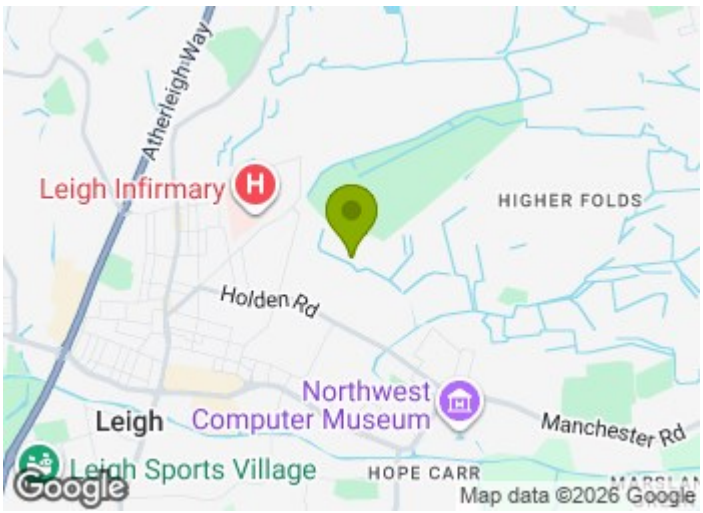
Council Tax Band A

VIEWIMG

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 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

WN7 1HL









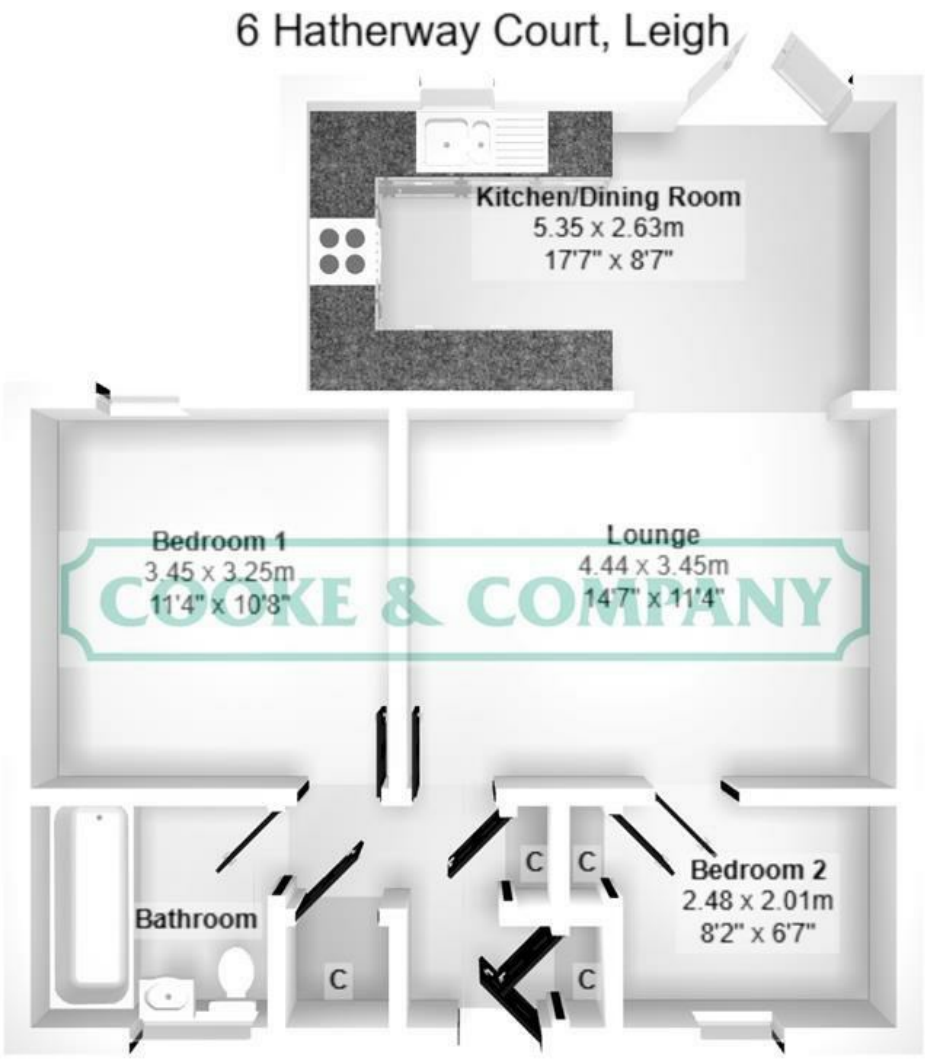








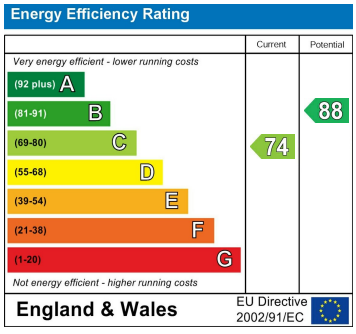
Floor Plan



Total Area: 59.0 m² ... 635 ft²

All measurements are approximate and for display 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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