

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Briscoe Close, Leigh

Situated in a very popular and well established location is this very attractive and spacious three bedroom semi-detached home offering attractive living accommodation over two floors with solar panels and including a garden to the rear and two allocated car parking spaces

VIEWING HIGHLY RECOMMENDED

Asking Price £265,000

2 Briscoe Close

Leigh, WN7 4GH



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

Radiator

LOUNGE:

15'1 (max) x 10'7 (max) (4.57m'0.30m (max) x 3.05m'2.13m (max))

TV point. Radiator. French doors to rear of property.

KITCHEN/DINING ROOM

15'1 (max) x 8'3 (max) (4.57m'0.30m (max) x 2.44m'0.91m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in double oven. Gas hob. Extractor. Radiator.

CLOAKROOM/WC

Pedestal wash hand basin. Low level WC. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM

10'9 (max) x 9'2 (max) (3.05m'2.74m (max) x 2.74m'0.61m (max))

Radiator.

ENSUITE

Low level WC. Pedestal wash basin. Shower cubicle.

BEDROOM

8'7 (max) x 8'5(max) (2.44m'2.13m (max) x 2.44m'1.52m(max))

Radiator.

BEDROOM

8'5 (max) x 6'3 (max). (2.44m'1.52m (max) x 1.83m'0.91m (max).)

Radiator

BATHROOM

Panelled bath with shower fitment over bath. Mostly tiled walls. Pedestal wash hand basin. Low level WC. Wooden flooring.

OUTSIDE:

The property is approached by an entrance pathway with raised flowerbeds and shrubs. To the rear is a low maintenance garden laid with artificial grass and has a paved patio/seating area.

PARKING

The property has two allocated parking spaces to the rear

TENURE

Leasehold

VIEWING

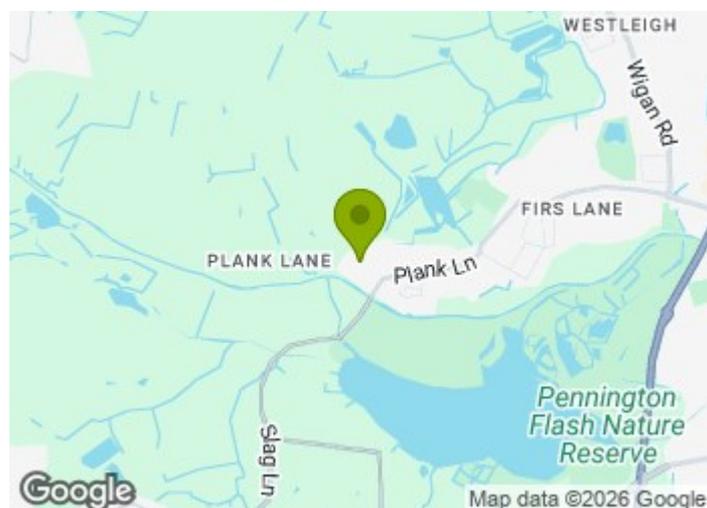
By appointment with the agents as over leaf.

COUNCIL TAX

Council Tax Band C

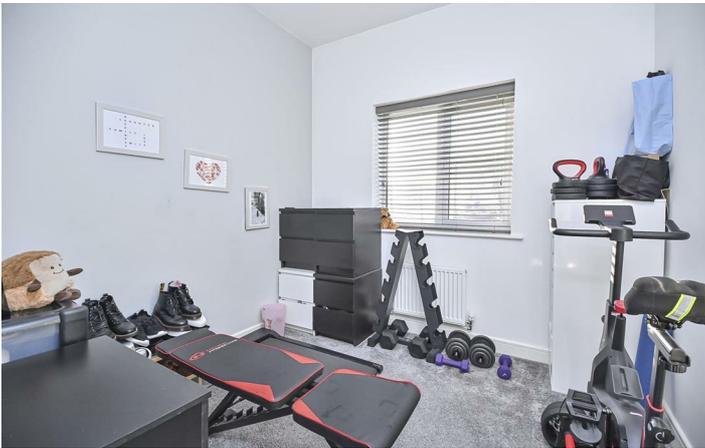
PLEASE NOTE

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



Directions

WN7 4GH



Floor Plan

2 Briscoe Close, Leigh



Total Area: 73.2 m² ... 788 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 firm's 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		90	91
(81-91) B			
(69-80) C			
(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	