

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Sandersons Croft, Leigh

Situated in a popular and sought after location close to primary and high schools, next to the canal and with good access to the town is this beautifully presented, modern four bedroom semi-detached house offering excellent living space to include off street parking to the front and an attractive garden to the rear.

VIEWING HIGHLY RECOMMENDED

Asking Price £359,950

74 Sandersons Croft

Leigh, WN7 2BB



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY.

Luxury vinyl tile flooring. Radiator. Under stairs storage.

LOUNGE

13'2 (max) x 10'5 (max). (3.96m'0.61m (max) x 3.05m'1.52m (max).)
TV Point. Luxury vinyl tile flooring.

KITCHEN

21'1 (max) x 9'0 (max). (6.40m'0.30m (max) x 2.74m'0.00m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Removable Rangemaster cooker and extractor fan. Built-in microwave. Built-in dishwasher. Utility area. Luxury vinyl tile flooring.

FAMILY ROOM

18'11 (max) x 18.6 (max) (5.49m'3.35m (max) x 5.49m.1.83m (max))
Bi fold doors with integrated blinds that lead to patio/rear garden. Movable breakfast Island with seating. Luxury vinyl tile flooring. TV point. Wood burner.

DOWNSTAIRS WC.

WC. Wash basin.

FIRST FLOOR

LANDING

BEDROOM

10'9 (max) x 10'9 (max) (3.05m'2.74m (max) x 3.05m'2.74m (max))
Radiator

BEDROOM

10'9 (max) x 8'11 (max) (3.05m'2.74m (max) x 2.44m'3.35m (max))
Fitted wardrobes. Radiator.

BEDROOM

8'10 (max) x 7'5 (max) (2.44m'3.05m (max) x 2.13m'1.52m (max))
Radiator

BATHROOM

Bath with overhead shower and screen. Vanity built in wash basin with storage. WC. Heated towel rail.

SECOND FLOOR

BEDROOM

19'5 (max) x 14'8 (max) (5.79m'1.52m (max) x 4.27m'2.44m (max))
Radiator. Storage area.

EN SUITE

Walk in shower. WC. Vanity built in wash basin with storage. Heated towel rail.

OUTSIDE

PARKING

The property is approached over a block paved driveway offering ample off street parking, leading to a detached garage. There is an electric car charging point.

GARDENS

The rear garden is mainly laid to lawn, with raised flower beds and borders with a feature decked patio area and a covered seating area with a hot tub.
The property has CCTV all around. Outside heated tap.
FOR DETAILS OF GARDEN OWNERSHIP PLEASE CONTACT THE OFFICE

TENURE

Freehold

VIEWING

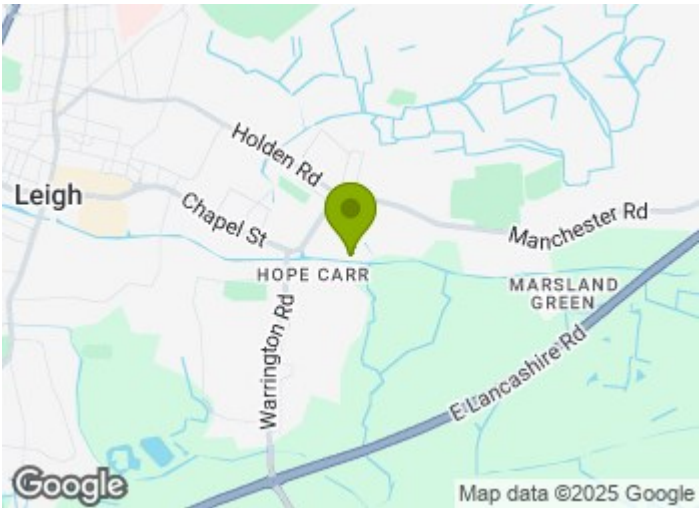
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

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.

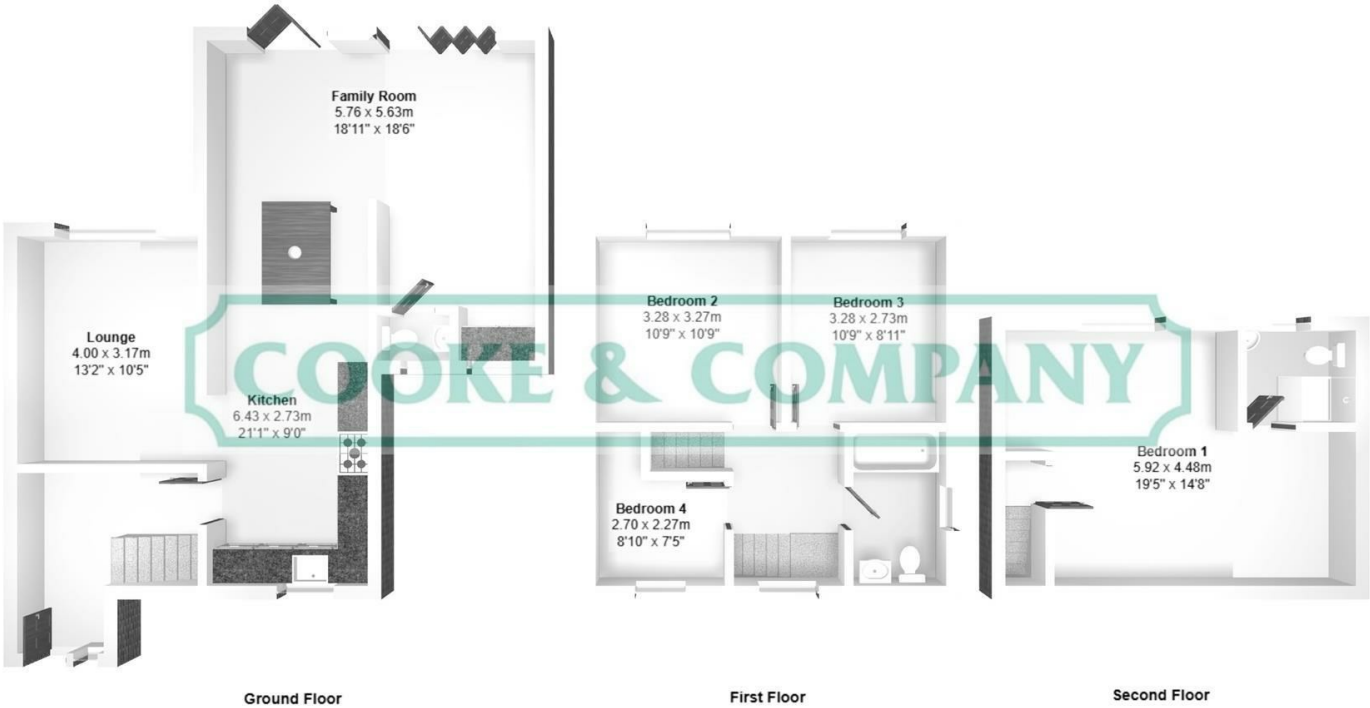


Directions
WN7 2BB



Floor Plan

74 Sandersons Croft



Total Area: 131.4 m² ... 1414 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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