

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Bexhill Drive, Leigh

Situated in a popular location is this three bedroom detached family home within a good sized plot offering very attractive and well presented living accommodation over two floors to include gardens to the front and rear with open aspect to the side and detached garage

**Asking Price £300,000**

# 86 Bexhill Drive

## Leigh, WN7 5TG



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL:**

**LOUNGE**

15'0 (max) x 14'9 (max) ( 4.57m'0.00m (max) x 4.27m'2.74m (max) )  
TV point. Very attractive fireplace. Radiator. Under stairs store cupboard.

**DINING KITCHEN**

14'9 (max) x 9'8 (max) (4.27m'2.74m (max) x 2.74m'2.44m (max) )  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Oven, hob and extractor fan. French doors leading to conservatory.

**CONSERVATORY**

10'6 (max) x 7'2 (max). (3.05m'1.83m (max) x 2.13m'0.61m (max). )  
Radiator. Doors to rear garden.

**FIRST FLOOR:**

**LANDING**

Radiator

**MASTER BEDROOM**

11'10 (max) x 8'6 (max) (3.35m'3.05m (max) x 2.44m'1.83m (max) )  
Fully fitted wardrobes. Radiator.

**EN SUITE**

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

**BEDROOM**

8'9 (max) x 8'6 (max) (2.44m'2.74m (max) x 2.44m'1.83m (max))  
Fully fitted wardrobes. Radiator.

**BEDROOM**

7'11 (max) x 5'9 (max) (2.13m'3.35m (max) x 1.52m'2.74m (max))  
Radiator.

**BATHROOM**

Panelled bath. Vanity built in wash basin with storage. Low level WC. Radiator. Fully tiled walls.

**OUTSIDE:**

**DETACHED GARAGE**

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

**GARDENS**

The gardens are to the front and rear, the front is mainly laid to lawn whilst the rear is fully paved and fully fenced. The side also benefits attractive aspect views.

**TENURE**

Freehold

**COUNCIL TAX**

Council Tax Band C

**VIEWING**

By appointment with the agents as overleaf.

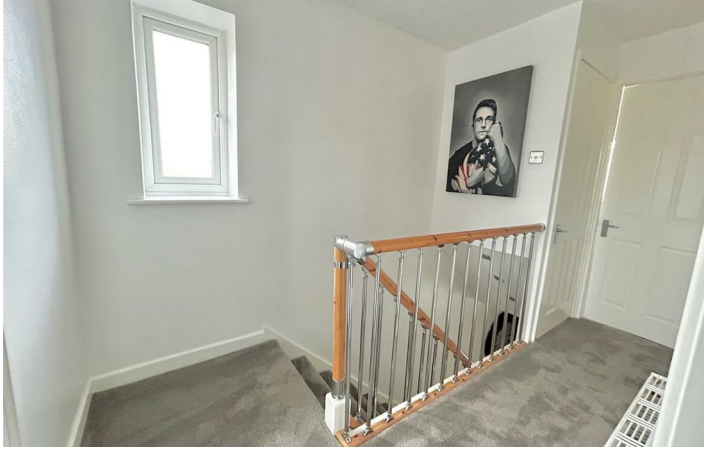
**PLEASE NOTE**

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the 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.



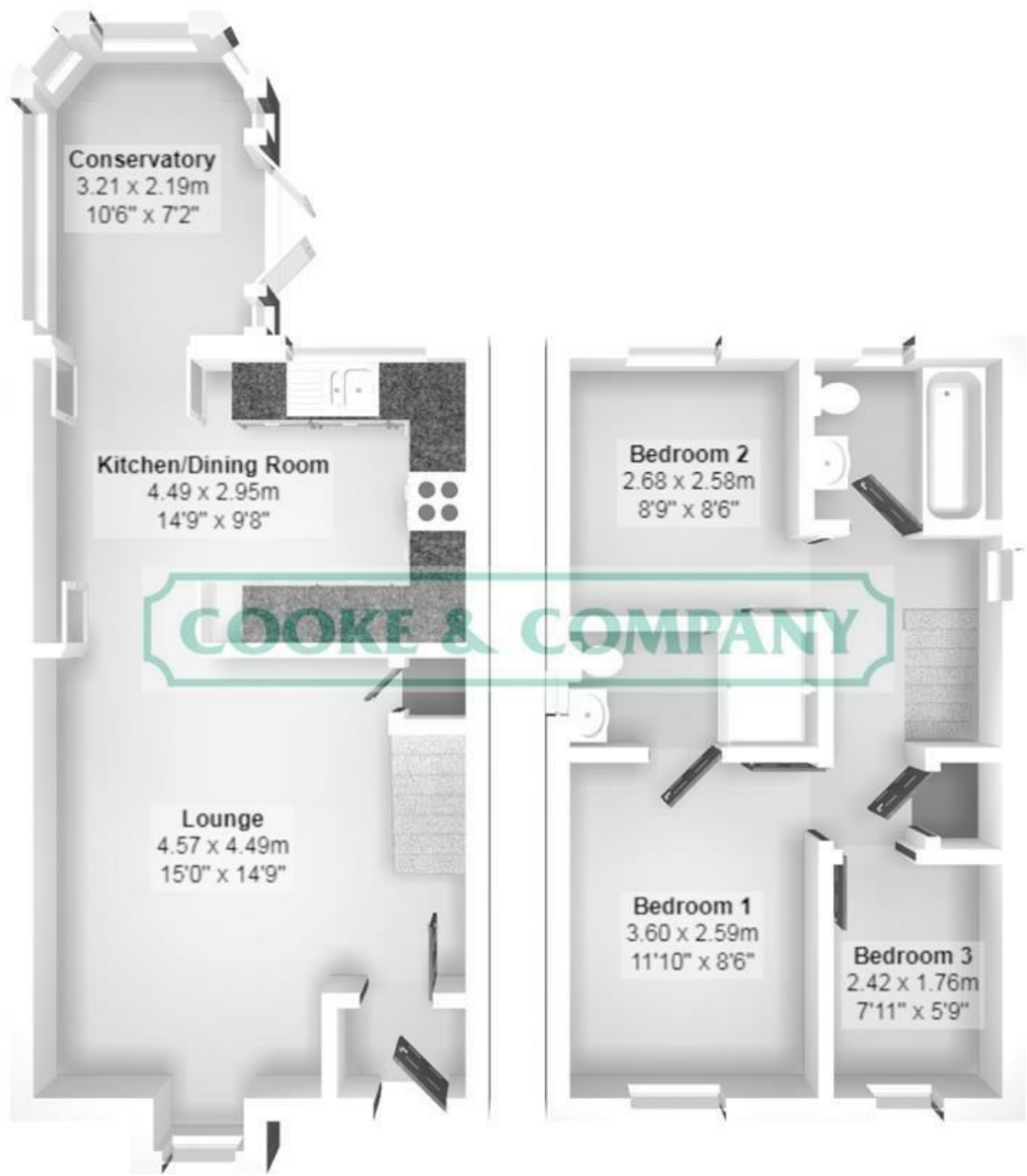
**Directions**  
WN7 5TG





Floor Plan

86 Bexhill Drive Leigh



Ground Floor

First Floor

Total Area: 76.7 m<sup>2</sup> ... 825 ft<sup>2</sup>  
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		85
(81-91) B		
(69-80) C	73	
(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	