

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Greendale Crescent, Leigh

Situated in a very popular and well established residential location is this three bedroom semi-detached family home offering good sized living accommodation over two floors to include off road parking and attractive garden to the rear

Asking Price £250,000

22 Greendale Crescent

Leigh, WN7 2LQ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

21'11 (max) x 12'1 (max) (6.40m'3.35m (max) x 3.66m'0.30m (max))
TV point. Fire surround and fire. Radiator. French doors to conservatory.

KITCHEN

10'8 (max) x 8'4 (max) (3.05m'2.44m (max) x 2.44m'1.22m (max))
Fully fitted with wall and base cupboards. Sink unit. Built in oven. Gas hob. Plumbing for washing machine.

CONSERVATORY

Radiator. French doors to rear of property.

FIRST FLOOR:

LANDING

BEDROOM

11'9 (max) x 11'5 (max (3.35m'2.74m (max) x 3.35m'1.52m (max)
Radiator. Fitted wardrobes.

BEDROOM

11'5 (max) x 9'11 (max) (3.35m'1.52m (max) x 2.74m'3.35m (max))
Radiator. Fitted wardrobes.

BEDROOM

9'7 (max) x 7'6 (max) (2.74m'2.13m (max) x 2.13m'1.83m (max))
Radiator.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Tiled walls.

OUTSIDE:

PARKING

The property is approached over a block paved entrance driveway which provides off road parking to the front leading to a garage.

GARDEN

The garden to the rear, attractive and well stocked with trees plants and shrubs.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

PLEASE NOTE

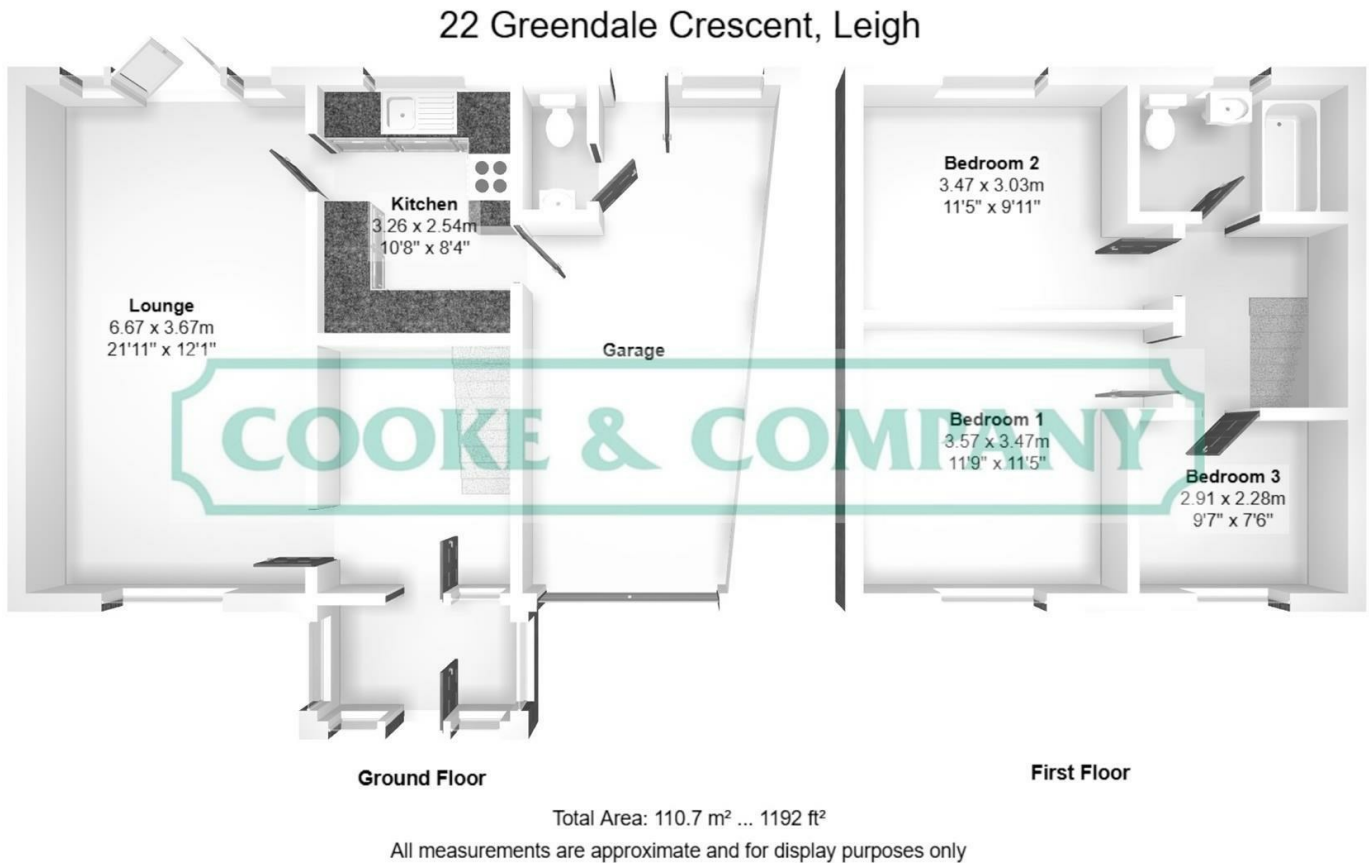
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 2LQ



Floor Plan



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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC