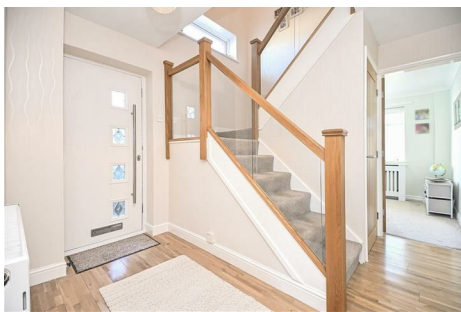


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Riversmeade, Leigh

Situated in a highly regarded residential location is this substantially extended semi-detached dormer style property offering beautifully presented family accommodation with three/four bedrooms, gardens to the front and rear, a paved driveway offering ample off street parking and a large detached double garage.

VIEWING HIGHLY RECOMMENDED

**Asking Price £365,000**

# 8 Riversmeade

Leigh, WN7 1JA



In further the accommodation comprises:-

**GROUND FLOOR**

**ENTRANCE HALL**

Radiator

**LOUNGE**

15'11 (max) x 10'5 (max). (4.57m'3.35m (max) x 3.05m'1.52m (max). )  
Electric wood burner effect fire. Radiator. TV point.

**KITCHEN/DINING ROOM**

20'0 (max) x 15'5 (max). (6.10m'0.00m (max) x 4.57m'1.52m (max). )  
Fully fitted with wall and base cupboards. Work surfaces. Breakfast Island with seating. Built in double oven. Hob and extractor fan. Sink unit with mixer taps. Plumbing for washing machine French doors leading to rear garden. Modern radiator.

**BEDROOM**

9'4 (max) x 8'4 (max). ( 2.74m'1.22m (max) x 2.44m'1.22m (max). )  
Radiator.

**BEDROOM/LOUNGE**

12'8 (max) x 7'9 (max). (3.66m'2.44m (max) x 2.13m'2.74m (max). )  
Radiator. Laminate flooring.

**CLOAK ROOM/WC**

Low level WC. Built in vanity wash basin with storage.

**FIRST FLOOR**

**LANDING**

**BEDROOM**

11'9 (max) x 10'6 (max) (3.35m'2.74m (max) x 3.05m'1.83m (max))  
Radiator. TV point.

**BEDROOM**

12'3 (max) x 10'5 (max). (3.66m'0.91m (max) x 3.05m'1.52m (max). )  
Radiator

**FAMILY BATHROOM**

Large walk in shower. Bath Vanity built in wash basin with storage. Low level WC. Heated towel rail. Radiator.

**LOFT SPACE**

Fully boarded loft space.

**OUTSIDE**

**PARKING**

The property is approached by a paved driveway offering ample off street parking, leading to a detached double garage.

**GARDENS**

The property offers a large mainly laid to lawn garden to the front. To the rear is a good sized garden mainly laid with artificial grass. There is a paved patio/seating area. In addition, there is a garden bar.

**TENURE**

Freehold

**VIEWING**

By appointment with the agents as overleaf.

**COUNCIL TAX**

Council Tax Band D

**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**

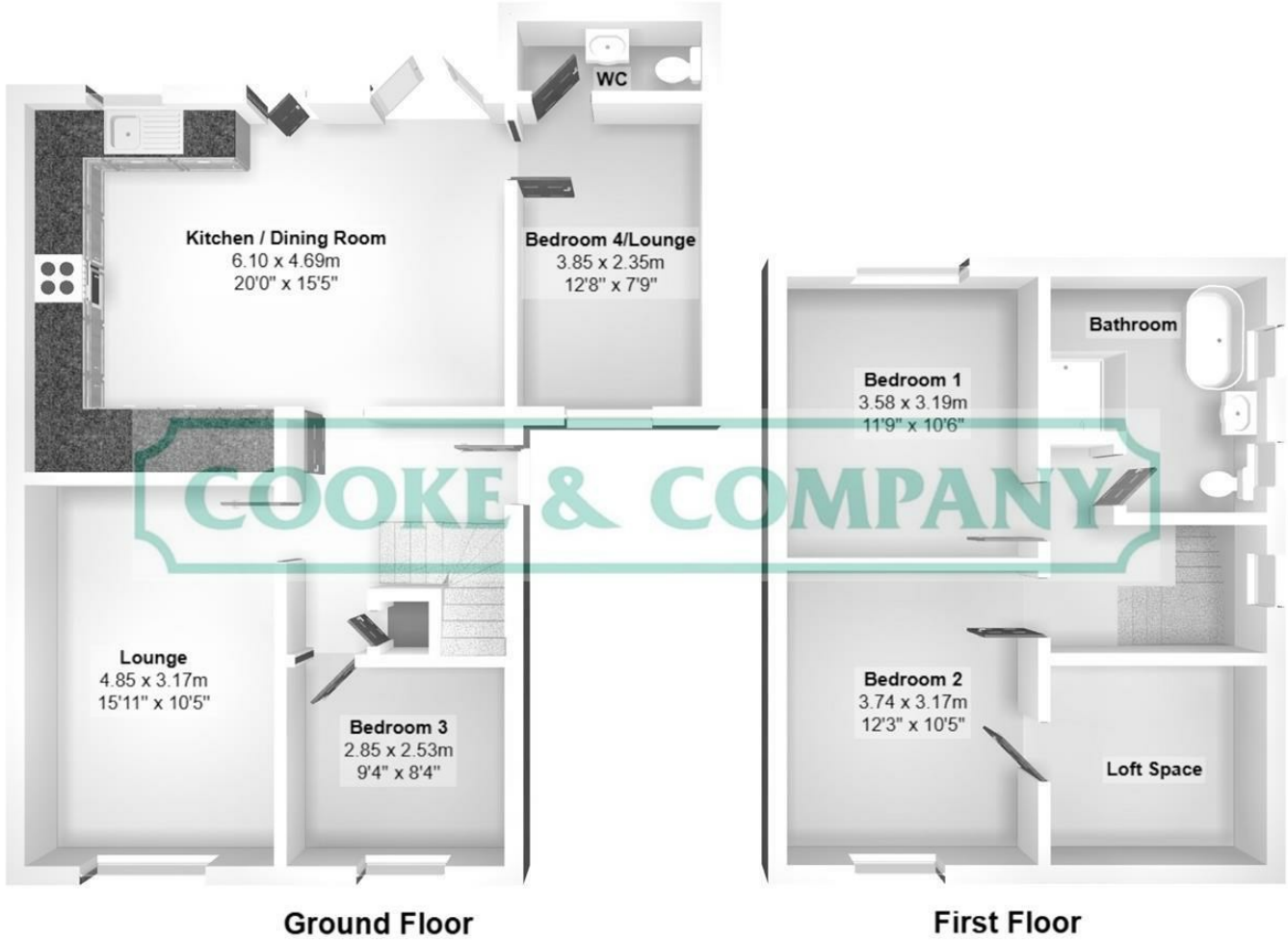
WN7 1JA





Floor Plan

8 Riversmeade Leigh



Total Area: 116.9 m<sup>2</sup> ... 1258 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
England & Wales		
EU Directive 2002/91/EC		