

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Riversmeade, Leigh

Situated in a highly regarded residential location is this detached bungalow offering well presented family accommodation with three bedrooms, gardens to the front and rear, a paved driveway offering ample off street parking and a garage.

VIEWING HIGHLY RECOMMENDED

**Asking Price £329,950**

# 4 Riversmeade

Leigh, WN7 1JA



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE HALL.

### LOUNGE

15'11 (max) x 10'1 (max). (4.57m'3.35m (max) x 3.05m'0.30m (max). )

Radiator. TV point. Gas fire

### DINING ROOM

10'3 (max) x 9'2 (max). (3.05m'0.91m (max) x 2.74m'0.61m (max). )

Radiator

### KITCHEN

10'8 (max) x 10'2 (max) (3.05m'2.44m (max) x 3.05m'0.61m (max) )

Fully fitted with wall and base cupboards. Work surfaces. Built in oven. Gas hob and extractor fan. Sink unit with mixer taps. Plumbing for washing machine Door to side of property.

### BEDROOM

11'11 (max) x 9'4 (max). (3.35m'3.35m (max) x 2.74m'1.22m (max). )

Radiator.

### BEDROOM

12'2 (max) x 9'2 (max). (3.66m'0.61m (max) x 2.74m'0.61m (max). )

Radiator.

### BEDROOM

9'1 (max) x 5'1 (max). (2.74m'0.30m (max) x 1.52m'0.30m (max).)

Radiator

### BATHROOM/WC:

Low level WC. Wash hand basin with storage. Panelled bath. Fully tiled walls

### OUTSIDE

### PARKING

The property is approached by a paved driveway offering ample off street parking, leading to a 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 to lawn with raised flower beds, plants and shrubs. There is a paved patio/seating area. In addition, there is a raised decking area, perfect for outdoor entertaining.

### TENURE

Freehold

### VIEWING

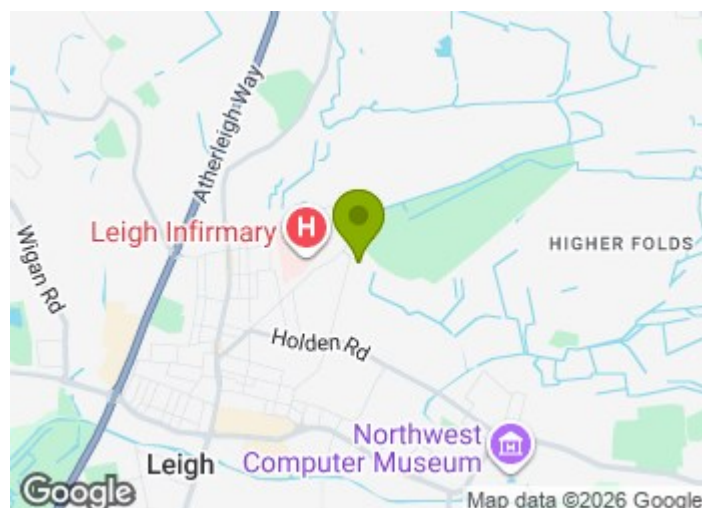
By appointment with the agents as overleaf.

### 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

### 4 Riversmeade, Leigh



Total Area: 82.6 m<sup>2</sup> ... 889 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 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	