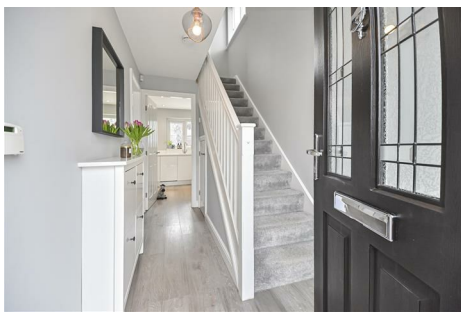


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Sevenoaks, Leigh

Situated in a popular and highly regarded residential area and in a cul de sac position with good access to The Guided Busway for commuter routes is this very attractive semi-detached family home offering spacious accommodation throughout with a stunning family kitchen, three bedrooms and gardens to the front and rear.

MUST BE VIEWED
NO CHAIN INVOLVED

Asking Price £285,000

7 Sevenoaks

Leigh, WN7 1JQ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Modern radiator. Under stairs storage cupboard.

LOUNGE

13'1 (max) x 11'6 (max) (3.96m'0.30m (max) x 3.35m'1.83m (max))

Wood burner. TV Point. Radiator.

KITCHEN/DINING ROOM

17'9 (max) x 6'3 (max) (5.18m'2.74m (max) x 1.83m'0.91m (max))

Fully fitted modern kitchen with high gloss wall cupboards and base units. Work surfaces. Inset sink with mixer tap. Double Oven. Hob and Extractor Hood. Integrated fridge freezer. Plumbing for washing machine. TV point. Dining area with double doors to rear garden.

CONSERVATORY

9'5 (max) x 8'6 (max) (2.74m'1.52m (max) x 2.44m'1.83m (max))

Radiator. Double doors to outside.

FIRST FLOOR:

LANDING:

BEDROOM

11'4 (max) x 10'0 (max) (3.35m'1.22m (max) x 3.05m'0.00m (max))

Radiator.

BEDROOM

10'1 (max) x 9'8 (max) (3.05m'0.30m (max) x 2.74m'2.44m (max))

Radiator.

BEDROOM

8'4 (max) x 7'7 (max) (2.44m'1.22m (max) x 2.13m'2.13m (max))

Fitted Wardrobes. Radiator.

BATHROOM

Modern bathroom. Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Fully tiled walls and tiled floor.

OUTSIDE:

GARAGE

GARDENS

The front garden is mainly laid to lawn and is approached over a block paved driveway providing off road parking leading to the garage.

The rear garden is mainly laid to lawn with raised flower beds and established plants and shrubs. There is a paved patio/seating area and a garden room perfect for outdoor entertaining.

TENURE

Leasehold

COUNCIL AND TAX BAND

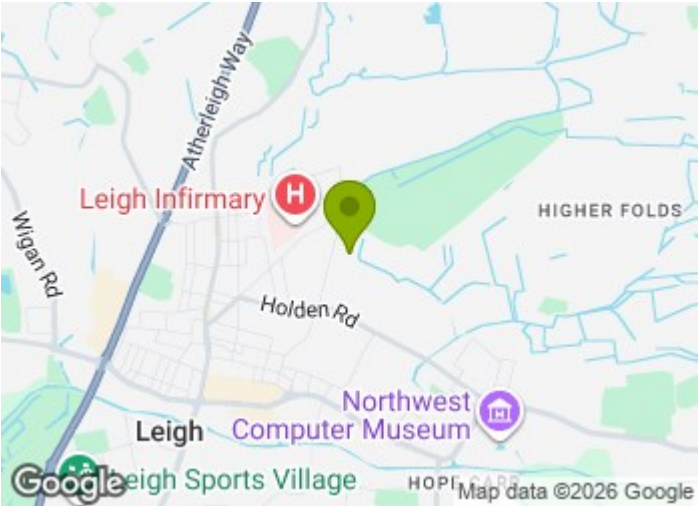
Wigan Council Tax Band C

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 1JQ



Conservatory
2.88 x 2.60m
9'5" x 8'6"

Kitchen / Dining Room
5.41 x 1.92m
17'9" x 6'3"

Lounge
4.00 x 3.50m
13'1" x 11'6"

Bedroom 2
3.08 x 2.95m
10'1" x 9'8"

Bedroom 1
3.46 x 3.04m
11'4" x 10'0"

Bedroom 3
2.53 x 2.32m
8'4" x 7'7"

COOKE & COMPANY

Ground Floor

First Floor

All measurements are approximate and for display purposes only

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		68	85
<i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC			