COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Bexhill Drive, Leigh

Situated in a popular residential location
and with good access to public transport routes
is this detached family home on a corner plot
with three bedrooms, master with en-suite offering well presented
accommodation over two floors to include gardens to the front and rear
driveway providing off road parking and detached garage

Asking Price £255,000

75 Bexhill Drive

Leigh, WN7 5TQ

3 2 1 D

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL
Radiator

LOUNGE
14’9 (max) x 14’3 (max) TV Point. Fire surround. Gas fire. Wooden flooring. Under stairs store cupboard. Radiator.

DINING KITCHEN
14’4 (max) x 9’8 (max) (4.27m’1.22m (max) x 2.74m’2.44m (max))
Fully fitted with wall and base cupboards. Inset sink with mixer tap. Oven, Hob and extractor hood. Integrated fridge freezer. Dining area with double doors to conservatory. Tiled floor.

CONSERVATORY
12’0 (max) x 6’11 (max) (3.66m’0.00m (max) x 1.83m’3.35m (max))
Double doors to rear garden.

FIRST FLOOR:

LANDING

BEDROOM
11’10 (max) x 8’5 (max) (3.35m’3.05m (max) x 2.44m’1.52m (max))
Radiator.

ENSUITE
8’3 (max) x 3’8 (max) (2.44m’0.91m (max) x 0.91m’2.44m (max))
Walk in shower. Wash hand basin. Low level WC. Heated Towel Radiator. Tiled walls and floor.

BEDROOM
8’6 (max) x 8’5 (max) (2.44m’1.83m (max) x 2.44m’1.52m (max))
Radiator.

BEDROOM
8’2 (max) x 5’10 (max) (2.44m’0.61m (max) x 1.52m’3.05m (max))
Radiator.

BATHROOM
6’2 (max) x 5’7 (max) (1.83m’0.61m (max) x 1.52m’2.13m (max))
Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Heated Towel Radiator. Tiled walls and floor.

OUTSIDE:

PARKING
The property benefits from off road parking and double gates lead to a detached brick garage.

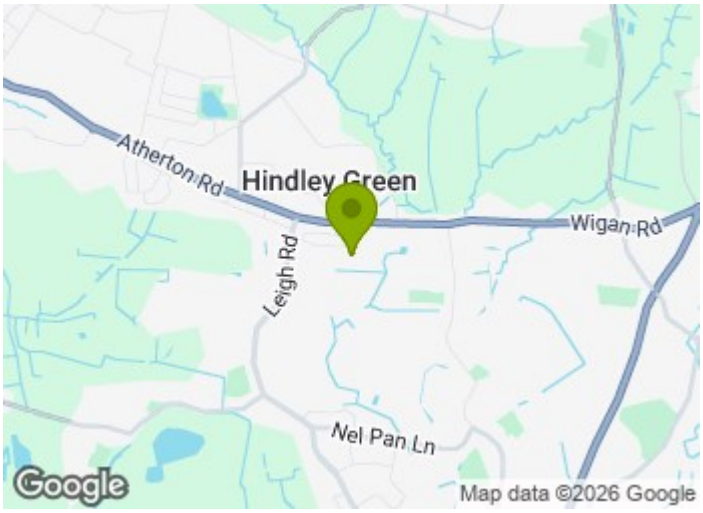
GARDENS
Gardens are to the front and rear. Front garden with lawn. To the rear there is a private garden with patio area and artificial lawn.

TENURE
Freehold

COUNCIL TAX
Council Tax Band C

VIEWING
By appointment with the agents as overleaf.

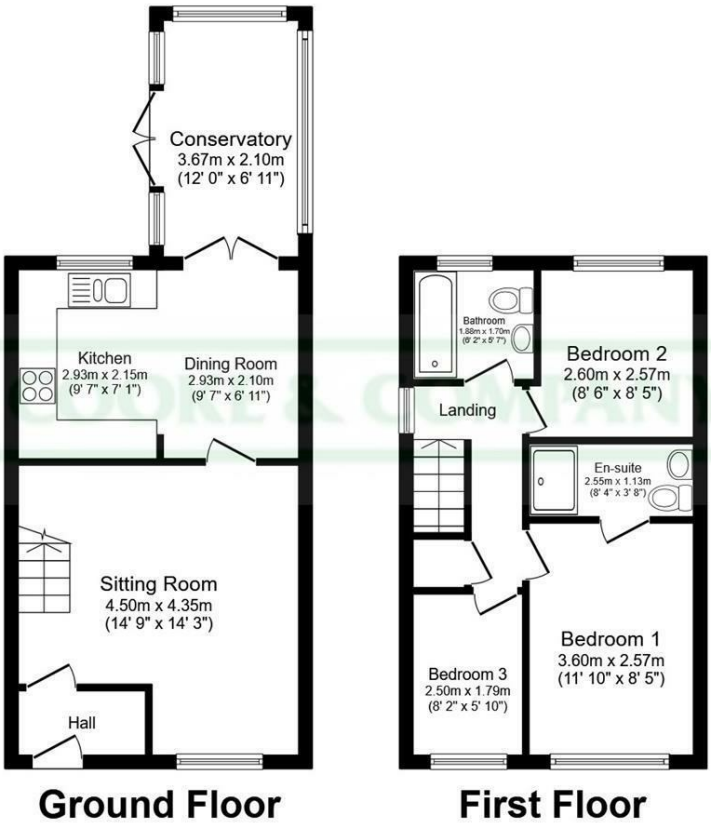
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to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



Directions

WN7 5TQ

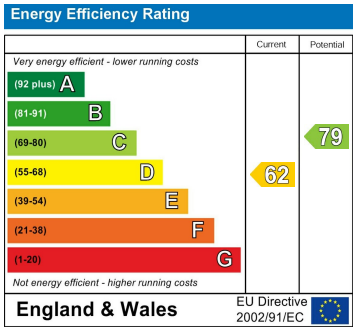
Floor Plan



Total floor area 73.6 sq.m. (793 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.



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