COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Meynell Drive, Leigh

Situated in a highly regarded
and much sought after location is this detached family home
with three bedrooms offering well-proportioned accommodation
to include gardens to the front and rear, driveway providing
off road parking and integral garage

Asking Price £360,000

33 Meynell Drive

Leigh, WN7 3JR

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL
Under stairs cupboard

LOUNGE
23'4 (max) x 11'11 (max) (7.11m (max) x 3.63m (max))
Fireplace. TV Point. Radiator.

DINING ROOM
12'0 (max) x 11'1 (max) (3.66m (max) x 3.38m (max))
Radiator. Patio doors to outside

KITCHEN/DINING ROOM
15'11 (max) x 10'11 (max) (4.85m (max) x 3.33m (max))
Fitted with base and wall cupboards. Oven. Hob. Extractor. Sink unit with mixer tap. Plumbing for washing machine

GARAGE
30'7 (max) x 11'5 (max) (9.32m (max) x 3.48m (max))

FIRST FLOOR:

LANDING:

BEDROOM
12'10 (max) x 11'11 (max) (3.91m (max) x 3.63m (max))
Radiator.

BEDROOM
11'11 (max) x 10'0 (max) (3.63m (max) x 3.05m (max))
BEDROOM: 11’11 (max) x 10.0 (max) Radiator.

BEDROOM
11'0 (max) x 8'9 (max) (3.35m (max) x 2.67m (max))
Radiator.

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

OUTSIDE:

PARKING
The property is garden fronted and is approached over an entrance driveway providing off road parking and there is an integral garage.

GARDENS
The front garden is mainly laid to lawn with raised flowerbeds. To the rear is a large mainly laid to lawn garden with established plants, trees and shrubs. In addition, there is a paved patio area, ideal for outdoor entertaining.

TENURE
Leasehold

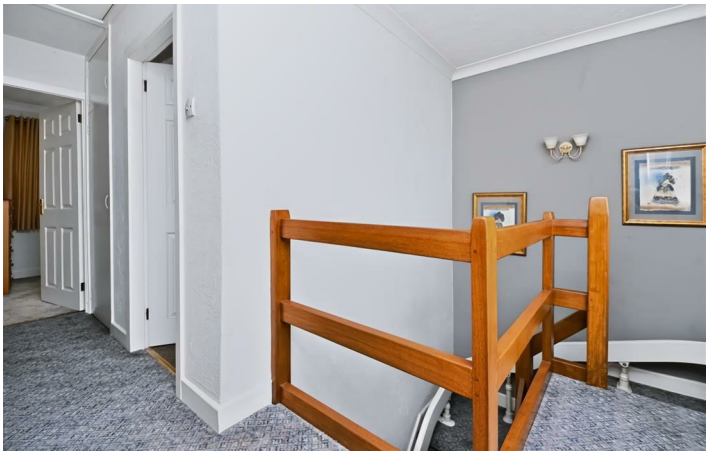
VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX
Council Tax Band C

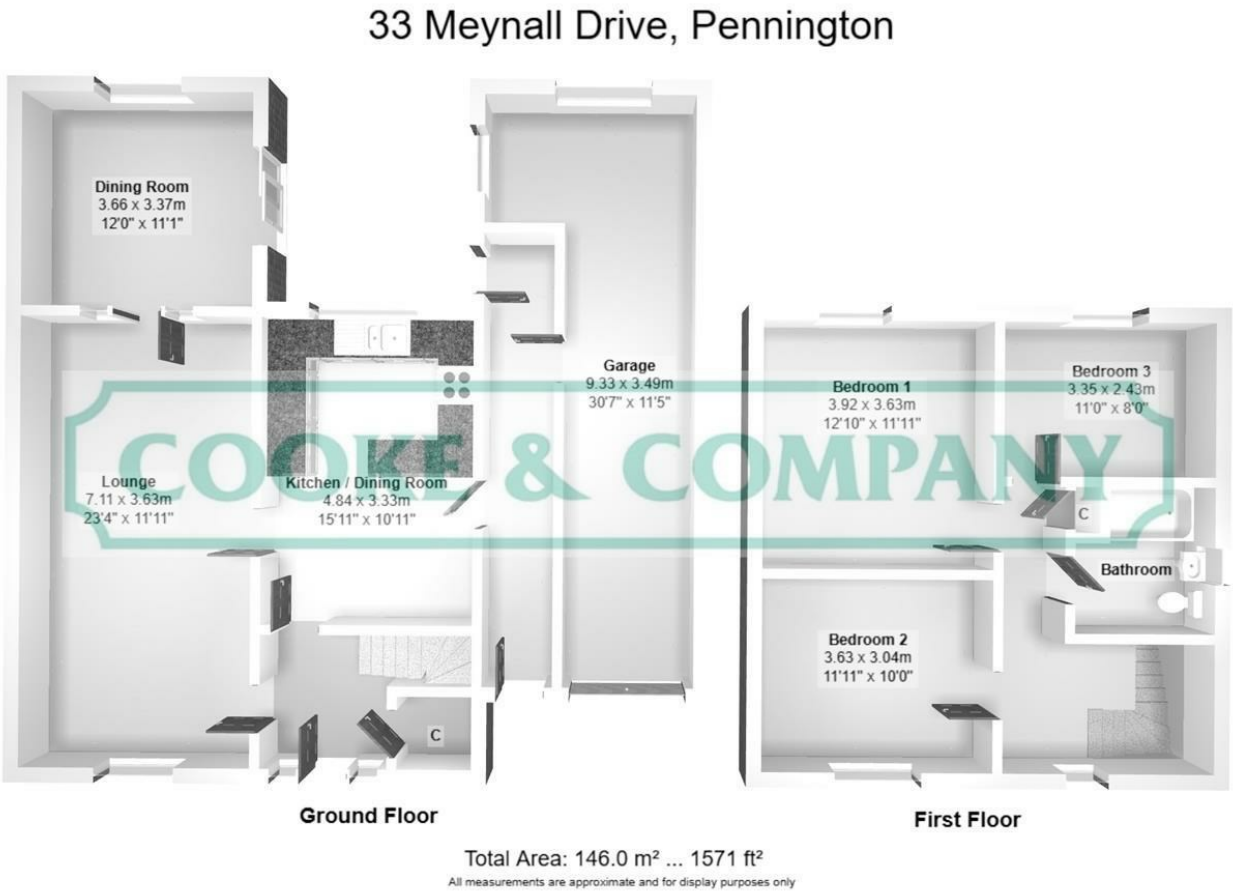
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to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

Directions

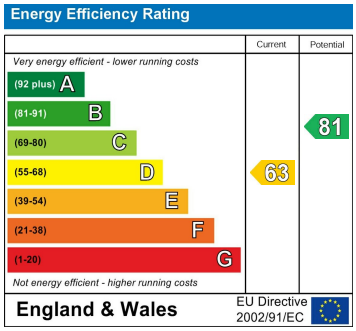
WN7 3JR



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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