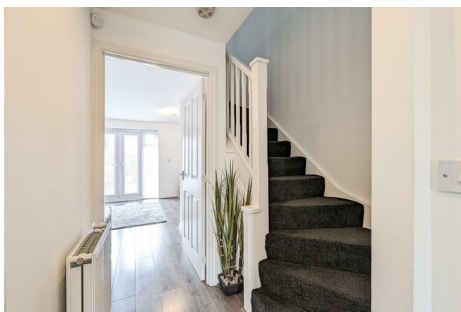


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Baines Close, Leigh

Situated within this popular and well established residential development close to the Marina is this very attractive and well presented throughout three bedroom modern and stylish semi detached family home offering excellent first time accommodation to include gardens to the front and rear and off road parking within walking distance to Pennington Flash Country Park

Asking Price £219,950

4 Baines Close

Leigh, WN7 4BP



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Wooden flooring. Smoke alarm. Radiator.

CLOAKROOM/WC

Wooden flooring. Wash hand basin. Low level WC. Window. Part tiled walls. Radiator.

LOUNGE

45'11" x 13'1" (max) x 45'11" x 9'10" (max) (14'4 (max) x 14'3 (max))

TV Point. Wooden flooring. Double doors leading to rear gardens/patio area. Radiator.

KITCHEN

36'1" x 0'0" (max) x 22'11" x 9'10" (max) (11'0 (max) x 7'3 (max))

Fitted with modern wall and base cupboards. Inset double sink with mixer taps. Oven, hob with chrome splashback and extractor hood. Plumbing for washing machine. Wooden flooring. Part tiled walls. Inset lighting. Radiator.

FIRST FLOOR:

LANDING

BEDROOM

42'7" x 19'8" (max) x 22'11" x 29'6" (max) (13'6 (max) x 7'9 (max))

Wooden flooring. Radiator.

BEDROOM

49'2" x 29'6" (max) x 22'11" x 26'2" (max) (15'9 (max) x 7'8 (max))

Wooden flooring. Radiator.

BEDROOM

26'2" x 26'2" (max) x 19'8" x 0'0" (max) (8'8 (max) x 6'0 (max))

Wooden flooring. Radiator.

BATHROOM

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Fully tiled walls.

OUTSIDE:

PARKING

The property is approached over a private driveway offering off road parking to the front.

GARDENS

To the rear the property benefits gardens, mainly

paved with lawn area, stone chipped patio and borders.

TENURE

Leasehold.

VIEWING

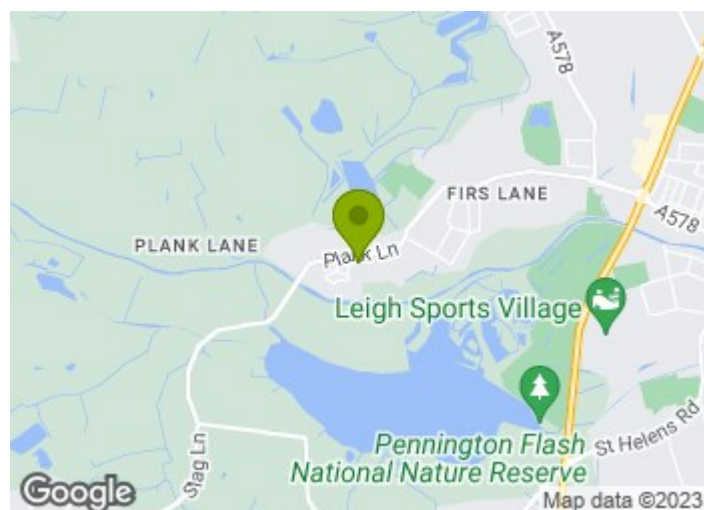
By appointment with the agents as overleaf.

COUNCIL TAX BAND

C

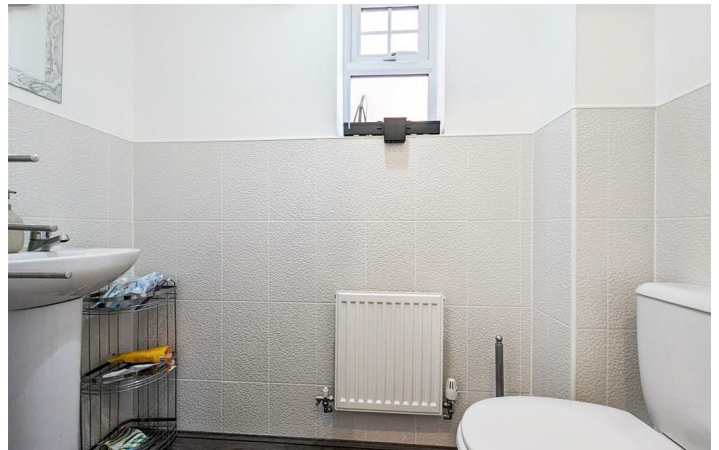
PLEASE NOTE

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.

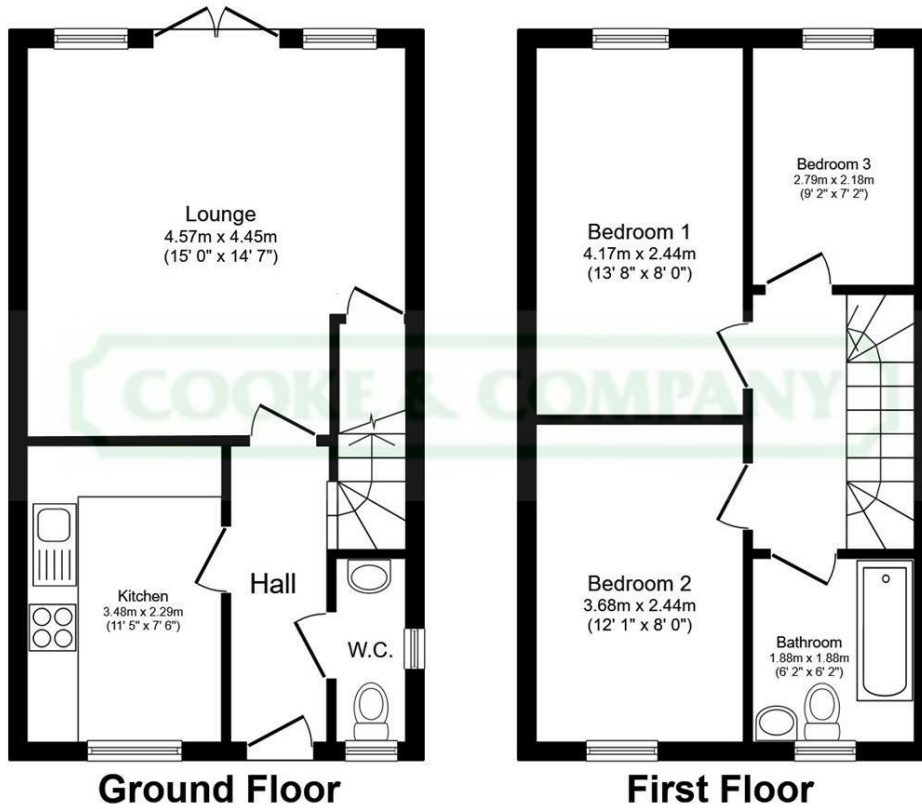


Directions

From Cooke & Companys office on Lord Street turn right at the lights onto the Spinning Jenny way and proceed through the next three lights onto Twist Lane. At the lights at the roundabout proceed ahead onto Firs Lane. After some distance turn left onto Felthouse Drive and left onto Colliers Close, left again on Baines Close where the property can then be found. Sat Nav Ref WN7 4BP



Floor Plan



Total floor area 72.5 sq.m. (780 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 firm's 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

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