

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Redwaters, Leigh

Situated in a highly regarded and sought after residential location with excellent access to commuter routes via the V1 Guided Busway and a short walk to local schools and Lilford Park is this very spacious extended detached family home offering well proportioned accommodation throughout There are four bedrooms, master with en suite an attached double garage, private driveway and mature gardens to the front and rear

NO ONWARD CHAIN

**Asking Price £399,950**

# 6 Redwaters

, Leigh, WN7 1JD



## GROUND FLOOR :

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### SITTING ROOM

17'4 (max) x 8'8 (max) (5.28m (max) x 2.64m (max))

### LOUNGE

17'5 (max) x 11'2 (max) (5.31m (max) x 3.40m (max))

### DINING ROOM

9'9 (max) x 8'7 (max) (2.97m (max) x 2.62m (max))

### CONSERVATORY/SUN ROOM

17'3 (max) x 7'4 (max) (5.26m (max) x 2.24m (max))

## BREAKFAST KITCHEN

20'6 (max) x 8'9 (max) (6.25m (max) x 2.67m (max))

## CLOAKROOM/WC

## UTILITY ROOM

8'5 (max) x 7'6 (max) (2.57m (max) x 2.29m (max))

## FIRST FLOOR :

### LANDING

### MASTER BEDROOM

16'11 (max) x 12'2 (max) (5.16m (max) x 3.71m (max))

### EN SUITE

### BEDROOM

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

## BEDROOM

12'8 (max) x 10'0 (max) (3.86m (max) x 3.05m (max))

## BEDROOM

9'9 (max) x 7'7 (max) (2.97m (max) x 2.31m (max))

## BATHROOM

## OUTSIDE :

### PARKING

### DOUBLE GARAGE

18'10 (max) x 15'3 (max) (5.74m (max) x 4.65m (max))

## GARDENS

## TENURE :

## COUNCIL AND TAX BAND

## SERVICES (NOT TESTED)



## Directions

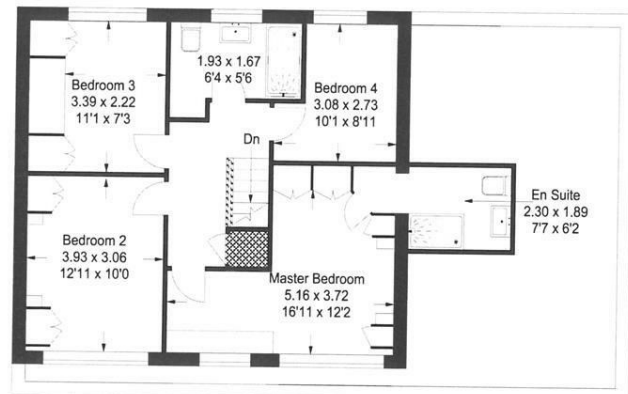
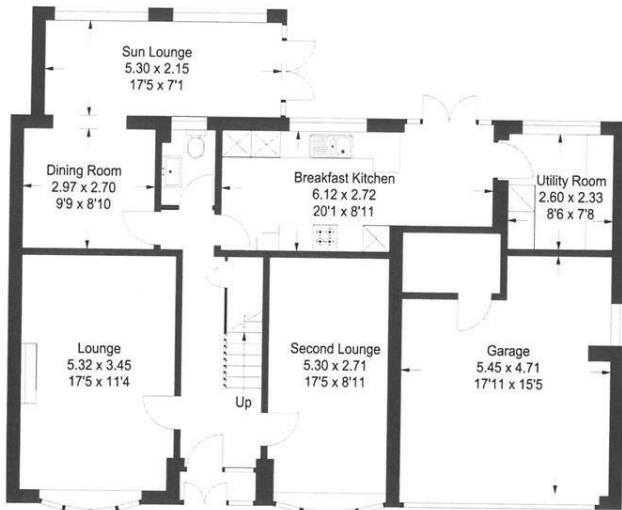
Sat Nav Ref: WN7 1JD



# Floor Plan

## 6, Redwaters, Leigh.

Gross internal area ( approx ) :-  
188 sq m / 2025 sq ft



This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

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) A			
(81-91) B			79
(69-80) C		60	
(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	