

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Alderley Lane, Leigh

Situated in a very popular and highly regarded residential area with good access to public transport and local schools is this well presented semi detached property with three bedrooms offering attractive family accommodation to include off road parking and gardens to the front and rear

**Asking Price £225,000**



## GROUND FLOOR :

### ENTRANCE HALLWAY

Under stairs store cupboard.

**LOUNGE 17'2 (max) x 10'4 (max) (5.23m (max) x 3.15m (max) )**



Attractive Fireplace. TV Point. Radiator. Open to:

**DINING ROOM 10'0 (max) x 9'2 (max) (3.05m (max) x 2.79m (max) )**

Radiator.

**KITCHEN 15'1 (max) x 8'2 (max) (4.60m (max) x 2.49m (max) )**



Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Integrated double Oven. Integrated dishwasher; fridge freezer and wine cooler. Plumbing for washing machine.

**GROUND FLOOR BEDROOM 11'3 (max) x 8'7 (max) (3.43m (max) x 2.62m (max) )**



Radiator.

## EN SUITE



Walk in Shower Cubicle. Vanity unit wash hand basin. Low level Wc. Heated Towel Radiator. Fully tiled walls.

## FIRST FLOOR :

### LANDING

**BEDROOM 12'1 (max)m x 10'5 (max) (3.68m (max)m x 3.18m (max) )**



Radiator.

**BEDROOM 10'6 (max) x 9'6 (max) (3.20m (max) x 2.90m (max) )**

Radiator.

## SHOWER ROOM/WC



Shower Cubicle with electric shower fitment. Vanity unit wash hand basin. Low level Wc. Radiator.

## OUTSIDE :

### PARKING

The property benefits off road parking.

### GARDENS

Front garden with lawn and mature planted beds and borders. To the rear there is a patio garden with artificial lawn and attractive paved patio area and storage shed.

## TENURE :

Details awaited.

## COUNCIL AND TAX BAND

Wigan Council Tax Band C.

## SERVICES (NOT TESTED)

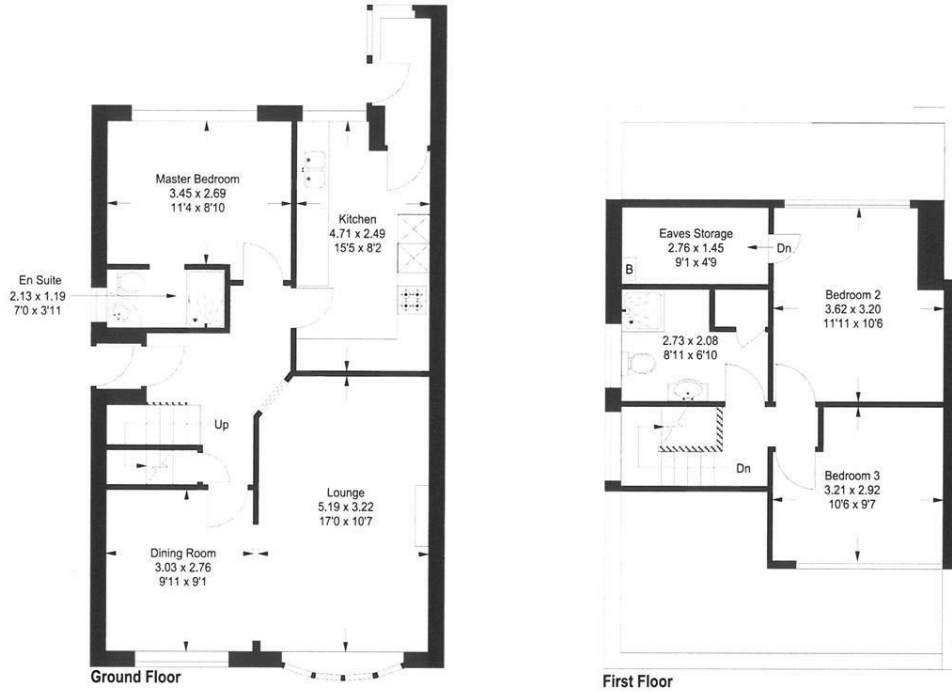
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

# Floor Plan

# 5, Alderley Lane, Leigh.

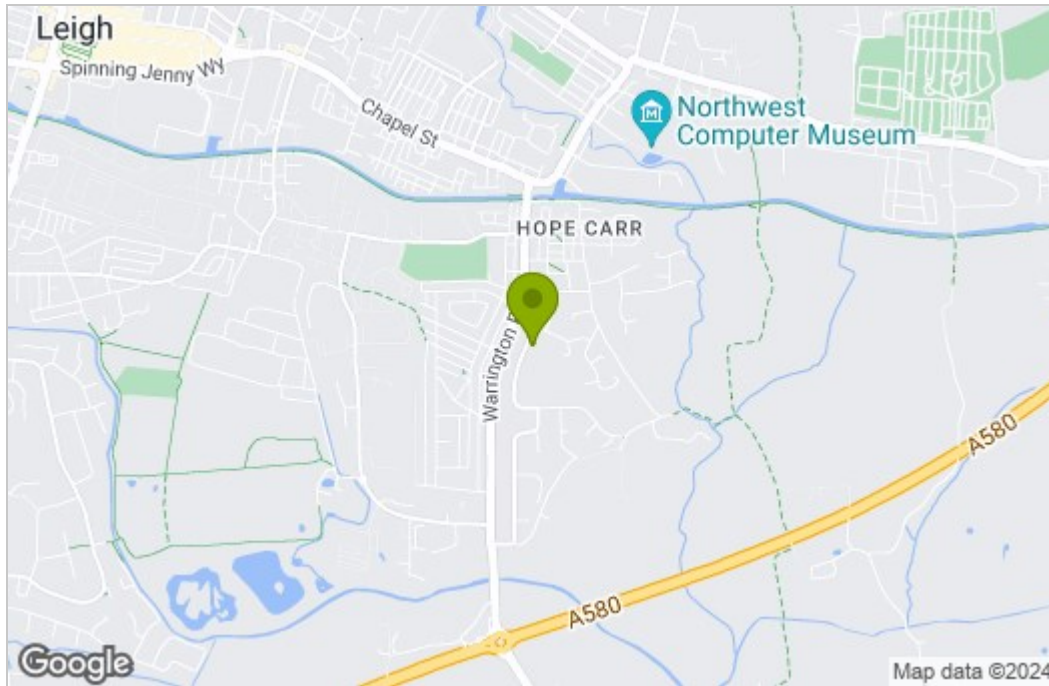
Gross internal area ( approx ) ( excluding eaves storage ) :-

93 sq m / 1005 sq ft

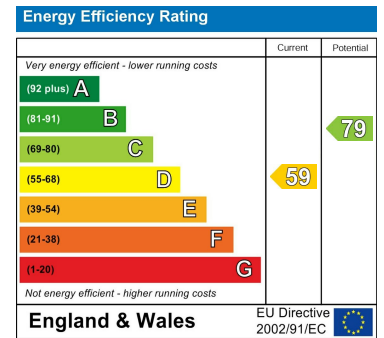


This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

# Area Map



# Energy Efficiency Graph



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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