

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Holdenbrook Close, Leigh

Situated in a great location within easy access to local schools and commuter routes via the V1 Guided Busway is this very spacious detached family home with four bedrooms master with en suite to include conservatory off road parking, integral garage gardens to the front and rear and available with no onward chain

Asking Price £339,950

GROUND FLOOR :
ENTRANCE HALL



Radiator.

LOUNGE 13'3 (max) x 12'1 (max) (4.04m (max) x 3.68m (max))



Attractive Fireplace. Radiator.

DINING ROOM 16'0 (max) x 10'7 (max) (4.88m (max) x 3.23m (max))



Radiator. Double doors to Conservatory.

CONSERVATORY 14'9 (max) x 14'0 (max) (4.50m (max) x 4.27m (max))



Double doors to rear garden.

KITCHEN 8'9 (max) x 8'8 (max) (2.67m (max) x 2.64m (max))



Fitted with wall and base cupboards. Inset sink with mixer tap. Oven, Hob and extractor hood. Door to rear.

FIRST FLOOR :

Loft Access.

LANDING



BEDROOM 15'0 (max) x 8'8 (max) (4.57m (max) x 2.64m (max))



Radiator. Fitted Wardrobes.

EN SUITE



Shower Enclosure. Vanity unit wash hand basin and Low level Wc. Heated Towel Radiator. Fully tiled walls.

BEDROOM 10'3 (max) x 9'2 (max) (3.12m (max) x 2.79m (max))



Radiator. Built in Wardrobes.

BEDROOM 12'0 (max) x 9'2 (max) (3.66m (max) x 2.79m (max))

Radiator. Fitted Wardrobes.

BEDROOM 9'3 (max) x 6'3 (max) (2.82m (max) x 1.91m (max))

Radiator. Fitted cupboards for use as a study if required.

BATHROOM



Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Tiled walls and floor.

OUTSIDE :

PARKING

The property is approached over an entrance driveway which provides off road parking leading an integral garage.

GARDENS

Well maintained gardens are to the front and rear, mostly laid to lawn with planted beds and borders.

TENURE :

Details awaited.

COUNCIL AND TAX BAND

Wigan Council Tax Band D.

SERVICES (NOT TESTED)

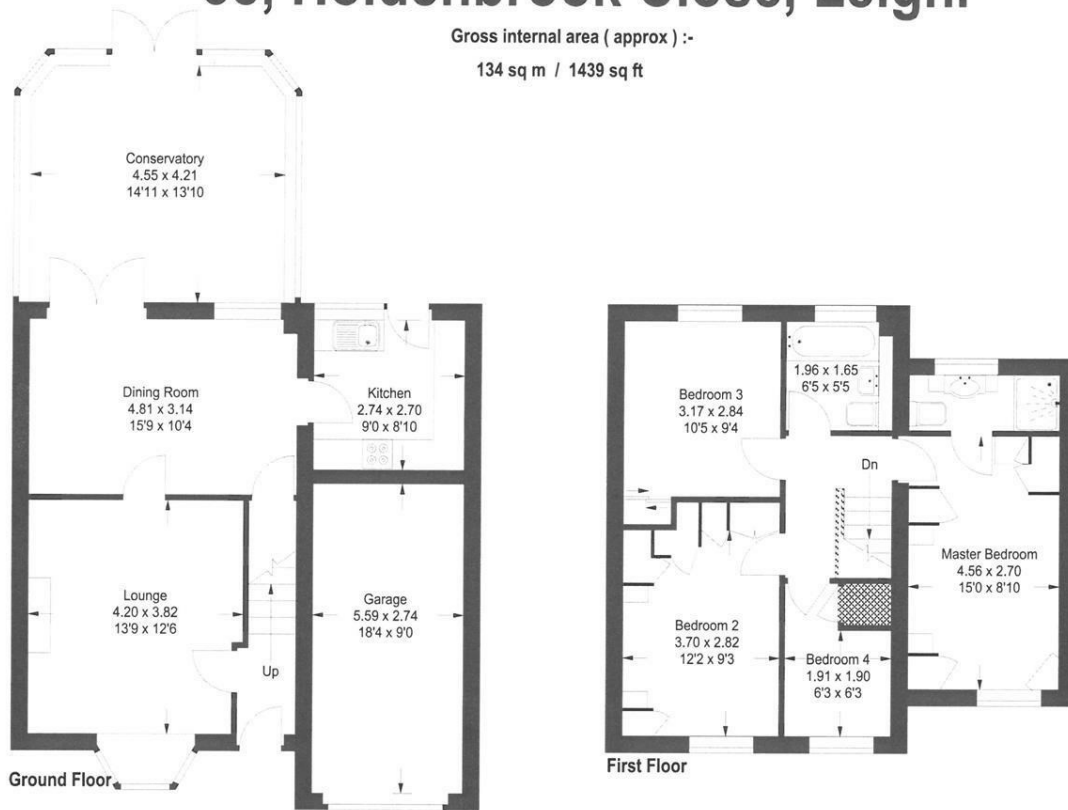
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

38, Holdenbrook Close, Leigh.

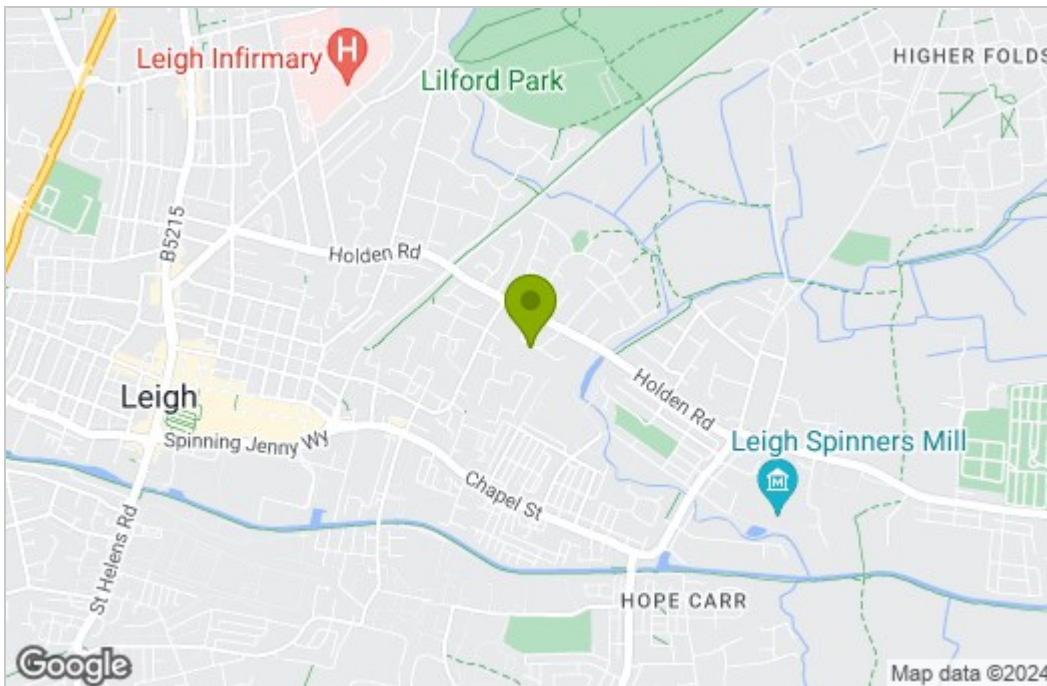
Gross internal area (approx) :-

134 sq m / 1439 sq ft

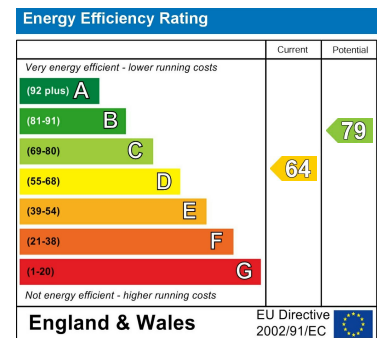


This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

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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