

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bexhill Drive, Leigh

Situated in a popular residential location and with good access to public transport routes is this detached family home on a corner plot with three bedrooms, master with en suite offering well presented accommodation over two floors to include gardens to the front and rear driveway providing off road parking and detached garage

Offers Over £240,000

In further detail the property includes: On the ground floor: Entrance hall, lounge, dining kitchen and conservatory. Whilst on the first floor there are three bedrooms, master with en suite shower room and bathroom/WC.

The property benefits a private driveway which provides off road parking to the front and double gates lead to a further area leading to the garage. Gardens are to the front and rear.

DIRECTIONS: Sat Nav Ref WN7 5TQ

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL Radiator.

LOUNGE 14'9 (max) x 14'3 (max) TV Point. Attractive Fireplace. Wooden flooring. Under stairs store cupboard. Radiator.

DINING KITCHEN 14'4 (max) x 9'8 (max) Fully fitted with wall and base cupboards. Inset sink with mixer tap. Oven, Hob and extractor hood. Integrated fridge freezer. Dining area with double doors to conservatory. Tiled floor.

CONSERVATORY 12'0 (max) x 6'11 (max) Double doors to rear garden.

FIRST FLOOR:

LANDING

BEDROOM 11'10 (max) x 8'5 (max) Radiator.

EN SUITE Walk in shower. Wash hand basin. Low level Wc. Heated Towel Radiator. Tiled walls and floor.

BEDROOM 8'6 (max) x 8'5 (max) Radiator.

BEDROOM 8'2 (max) x 5'10 (max) Radiator.

BATHROOM Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Heated Towel Radiator. Tiled walls and floor.

OUTSIDE:

PARKING The property benefits from off road parking and double gates lead to a detached brick garage.

GARDENS Gardens are to the front and rear. Front garden with lawn. To the rear there is a private garden with patio area and artificial lawn.

TENURE Freehold.

COUNCIL AND TAX BAND Wigan Council Tax Band C.

VIEWING By appointment with the agents as overleaf.

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.

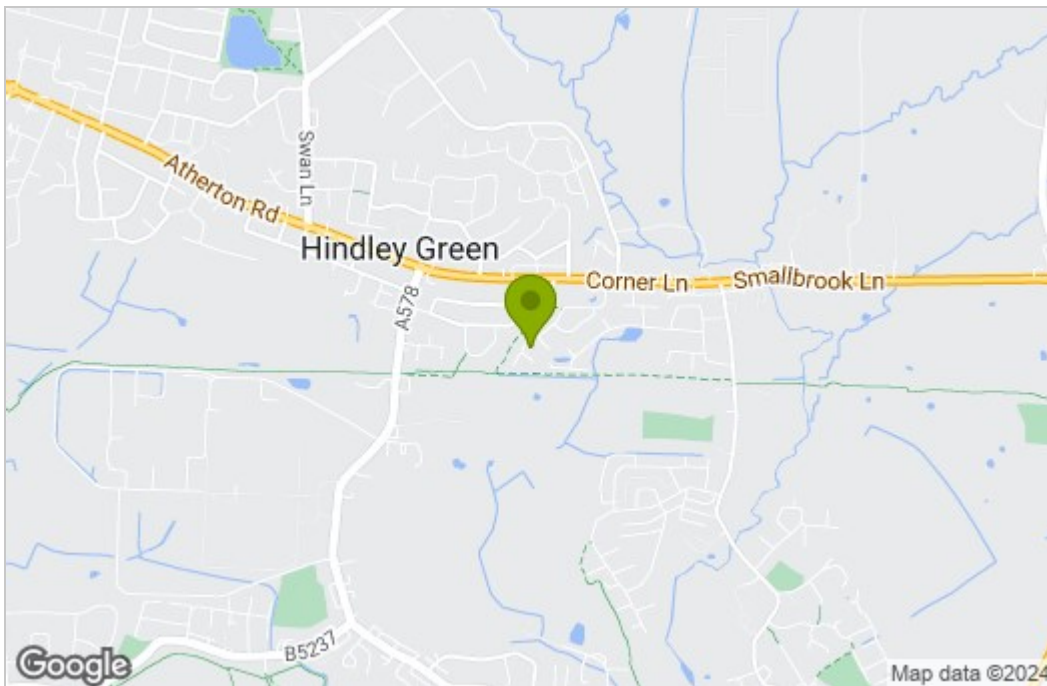
Floor Plan



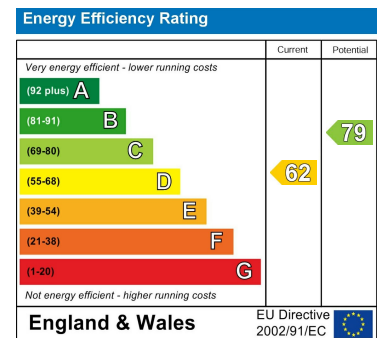
Total floor area 73.6 sq.m. (793 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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