

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Leigh Road, Atherton

Cooke and Company are delighted to bring to the Market this exclusive development of new homes offering very spacious accommodation over three floors and constructed to a high design and specification located close to the centre of the very popular Market Town of Atherton with plenty of shops, bars and restaurants and excellent access to commuter routes. Local schools are also within a short walk from the Development making it an excellent choice for families.

**Asking Price £299,995**

With family living at the core of design, these properties are as beautiful as they are functional and each property has four bedrooms, two of which have en-suite plus further family bathroom. The generous sized Lounge is located to the rear offering contemporary living with direct access to outdoor space. Each property has block paved frontage providing off road parking for a minimum of two vehicles.

## GROUND FLOOR :

### ENTRANCE HALL

Under stairs store cupboard.

### CLOAKROOM/WC

Vanity wash hand basin. Low level Wc. Tiled floor.

### KITCHEN 10'0 (max) x 14'5 (max) (3.05m (max) x 4.39m (max) )

Fully fitted with Shaker Style base and wall cupboards. Inset sink with mixer tap. Integrated appliances include Oven, hob and extractor hood, dishwasher, larder fridge and under counter freezer. Washing machine space.

### LOUNGE 17'1 (max) x 11'5 (max) (5.21m (max) x 3.48m (max) )

Feature full length contemporary sliding doors overlook the rear garden.

## FIRST FLOOR :

### LANDING

### BEDROOM 2 12'1 (max) x 9'4 (max) (3.68m (max) x 2.84m (max) )

### EN SUITE

Shower Cubicle. Vanity Unit Wash hand Basin. Low level Wc.

### BEDROOM 3 10'0 (max) x 9'5 (max) (3.05m (max) x 2.87m (max) )

### BEDROOM 4 7'8 (max) x 7'4 (max) (2.34m (max) x 2.24m (max) )

### BATHROOM

Panelled bath with shower fitment over bath and shower screen. Vanity wash hand basin and low level Wc. Part tiled walls.

## SECOND FLOOR :

### BEDROOM 1 17'3 (max) x 13'7 (max) (5.26m (max) x 4.14m (max) )

### EN SUITE

Shower Cabinet. Vanity wash hand basin. Low level Wc.

## OUTSIDE :

**PARKING** Each property has block paved frontage

providing off road parking for a minimum of two vehicles.

**GARDENS** To the rear, a private enclosed garden.

## TENURE :

Freehold.

## COUNCIL AND TAX BAND

The seller awaits confirmation from Wigan Council.

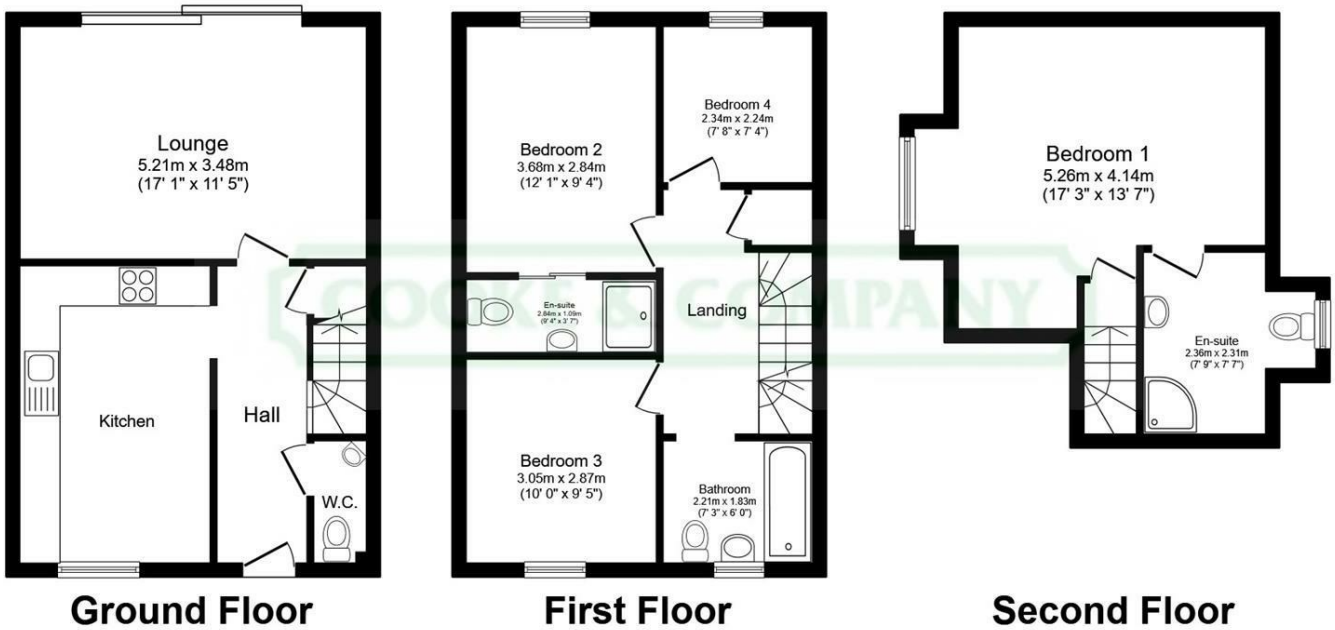
## GENERAL INFORMATION :

- 10 Year Advantage New Home Warranty
- UPVC double glazed sash windows – cream (external and internal)
- High efficiency Baxi condensing gas boiler
- Traditional slate rooves
- UPVC fascia and soffit in cream and downpipes in flat black
- Cavity wall and loft insulation
- Hansgrohe shower fittings
- Tissino thermostat controlled heated towel radiators
- Merlyn showers
- Energy efficient ceiling light fittings
- Downlighters fitted to kitchens, lounges, hallways, bathrooms and ensuites
- Honeywell Home Evohome Individual Radiator Controlled Heating Systems
- PowerMaster wireless alarms
- Black wrought iron side gates
- Block paved driveways
- Indian stone patios and paths
- Turfed back gardens

## 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.

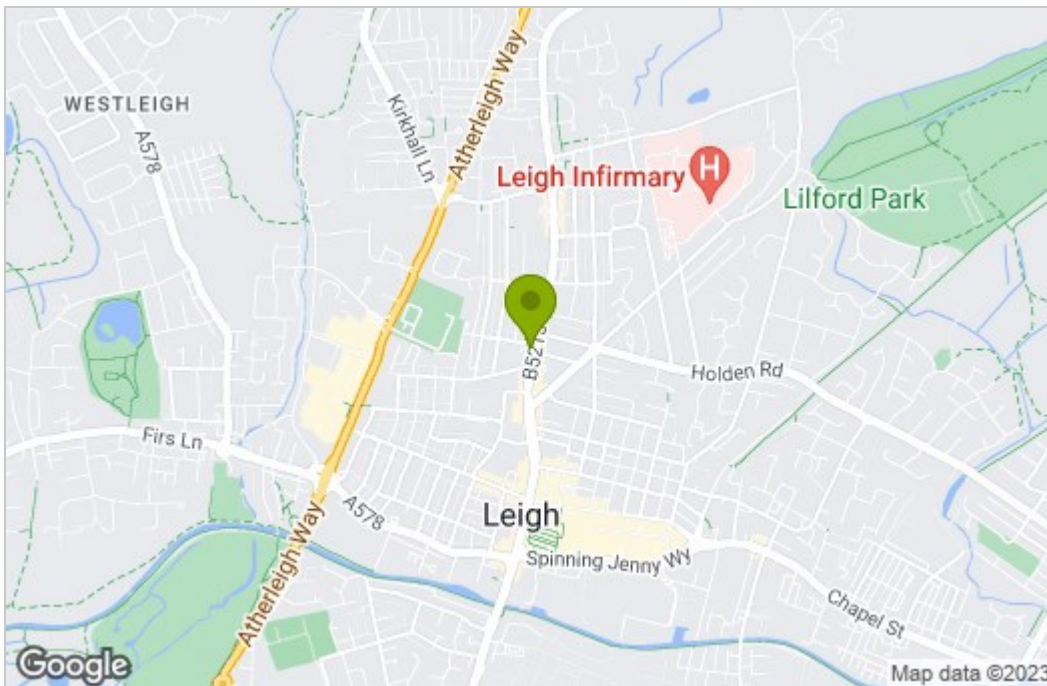
## Floor Plan



Total floor area 110.2 sq.m. (1,186 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

| 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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

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**