

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rosedale Drive, Leigh

Situated in a very popular and highly regarded residential area and in a cul de sac position with good access to local schools and access to public transport routes is this well presented semi detached property with three bedrooms offering attractive family accommodation to include off road parking and private garden

Asking Price £249,950

GROUND FLOOR :
ENTRANCE HALL



Radiator.

LOUNGE 15'7 (max) x 14'8 (max) (4.75m (max) x 4.47m (max))

Log burner style fireplace. Wooden flooring. Open stairway to first floor. Patio doors to outside.

KITCHEN 17'5 (max) x 9'7 (5.31m (max) x 2.92m)



Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Integrated Oven. Hob and extractor hood. Plumbing for dishwasher and washing machine. Door to rear.

BEDROOM/SITTING ROOM 12'1 (max) x 9'7 (max) (3.68m (max) x 2.92m (max))



Radiator.

BEDROOM 10'1 (max) x 9'1 (max) (3.07m (max) x 2.77m (max))



Radiator.

BATHROOM/WC



Panelled bath with electric shower fitment over bath. Pedestal wash hand basin. Low level Wc. Radiator. Mostly tiled walls and tiled floor.

FIRST FLOOR :

MASTER BEDROOM 23'7 (max) x 10'3 (max) (7.19m (max) x 3.12m (max))



Fitted Wardrobes. Radiator x 2. Walk in store cupboard.

EN SUITE



Shower Cubicle. Pedestal wash hand basin. Low level Wc. Radiator. Mostly tiled walls and tiled floor.

OUTSIDE :

PARKING

The property benefits off road parking.

GARDENS

Gardens which are not overlooked are mainly to the side and rear. Private rear garden with decking patio seating area.

TENURE :

Leasehold. Residue of 999 year Lease.

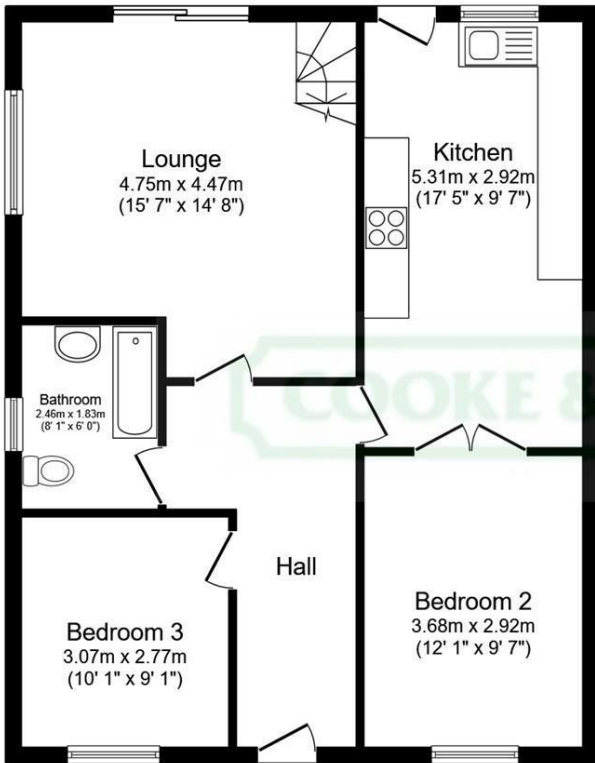
COUNCIL AND TAX BAND

Wigan Council Tax Band C.

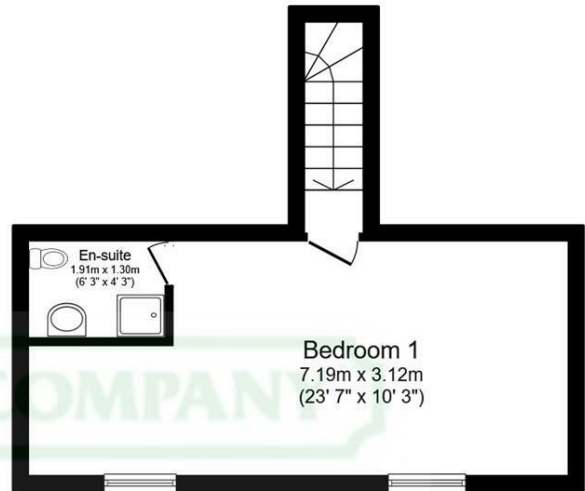
SERVICES (NOT TESTED)

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



Ground Floor

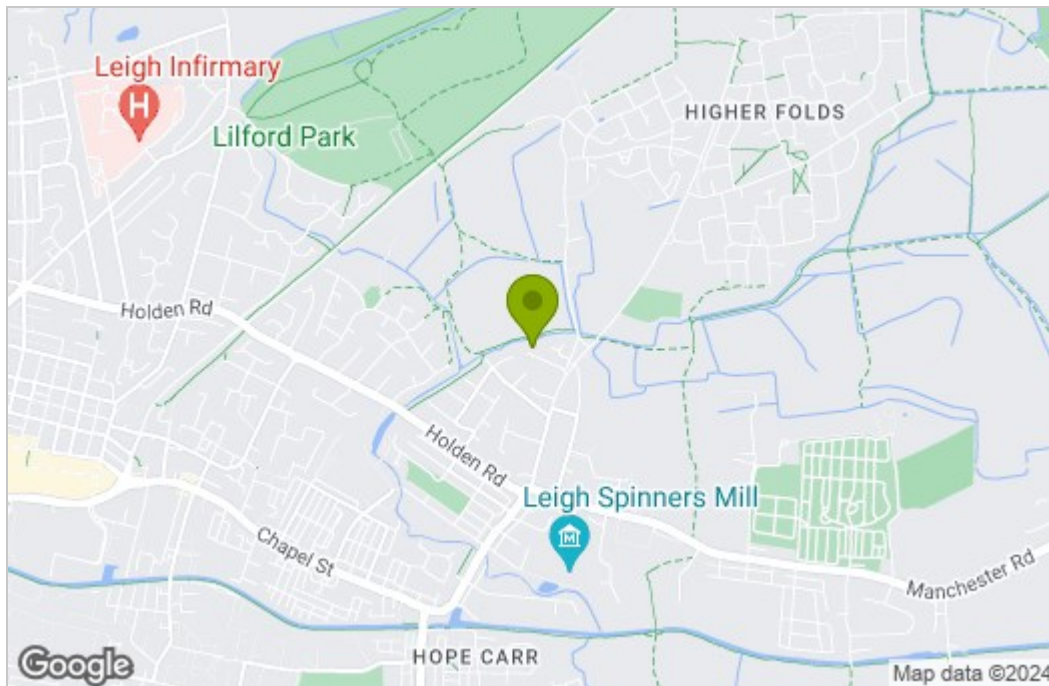


First Floor

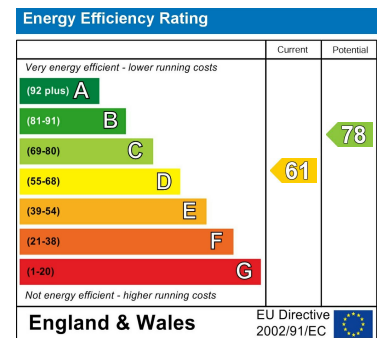
Total floor area 97.4 m² (1,048 sq.ft.) approx

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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