

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Cooke Close, Leigh

Situated on a popular modern development and in a cul de sac position with open views to the front is this very attractive and beautifully presented detached family home with four bedrooms, master with en-suite to include off road parking, integral garage and lovely patio garden to the rear

**Asking Price £355,000**

## GROUND FLOOR :

### ENTRANCE HALL



Radiator.

### CLOAKROOM

Wash hand basin. Low level WC. Radiator.

**LOUNGE 14'2 (max) x 10'0 (max) (4.32m (max) x 3.05m (max) )**



Fully fitted kitchen with wall units and base cupboards. Sink with mixer tap. Integrated oven, Hob and Extractor Hood. Integrated dishwasher, fridge freezer and washing machine. Dining Area with Double doors to rear garden. Radiator.

**DINING KITCHEN 24'0 (max) x 8'9 (max) (7.32m (max) x 2.67m (max) )**



Fully fitted kitchen with wall units and base cupboards. Sink with mixer tap. Integrated oven, Hob and Extractor Hood. Integrated dishwasher, fridge freezer and washing machine. Dining Area with Double doors to rear garden. Radiator.

## FIRST FLOOR :

## LANDING



Radiator.

**MASTER BEDROOM 13'6 (max) x 11'6 (max) (4.11m (max) x 3.51m (max) )**



TV Point. Radiator.

### EN SUITE



Large Walk in Shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

**BEDROOM 14'2 (max) x 10'3 (max) (4.32m (max) x 3.12m (max) )**

Radiator.

**BEDROOM 10'2 (max) x 9'1 (max) (3.10m (max) x 2.77m (max) )**



Radiator.

**BEDROOM 10'4 (max) x 7'5 (max) (3.15m (max) x 2.26m (max) )**

Radiator.

**BATHROOM**



Panelled Bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Attractive part tiled walls.

**OUTSIDE :**

**GARDENS**



To the rear there is a lovely patio garden, great for entertaining.

**PARKING**

Ample off road parking is to the front of the property.

**TENURE :**

Freehold.

**SERVICE CHARGES :**

A payment of Approximately £90.00 per annum for the maintenance of communal areas on the Development.

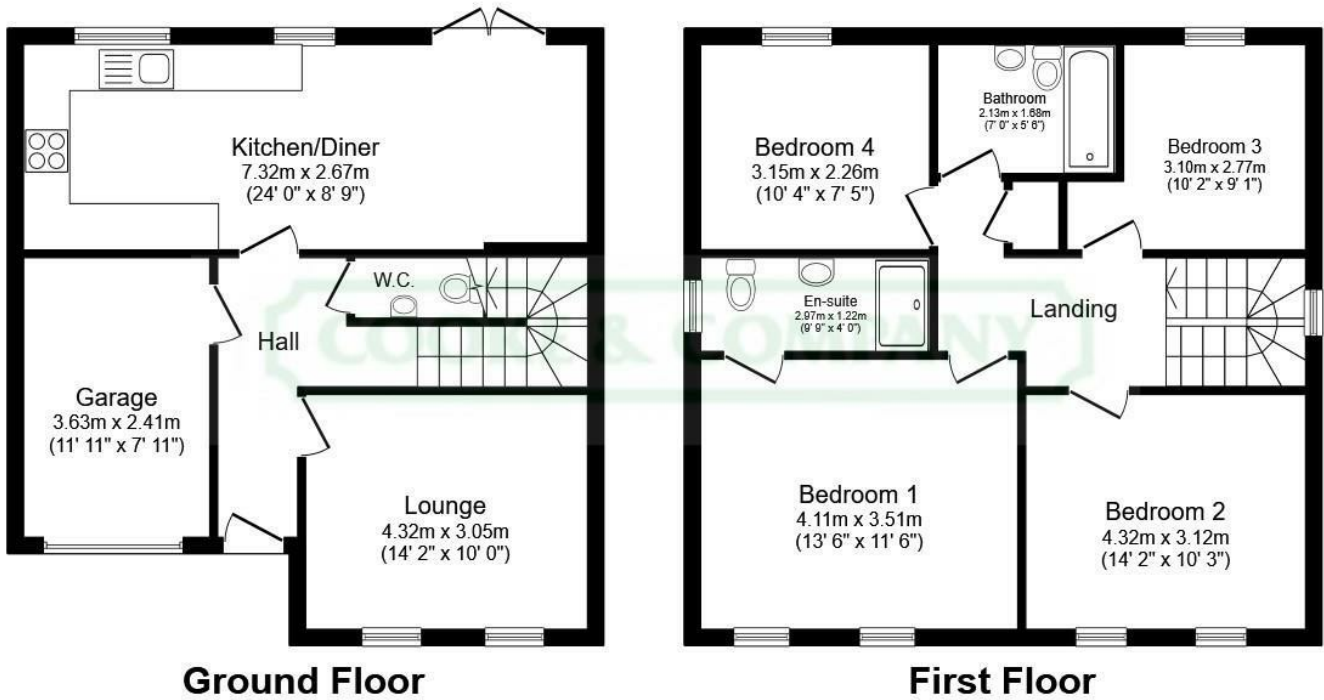
**COUNCIL AND TAX BAND**

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.

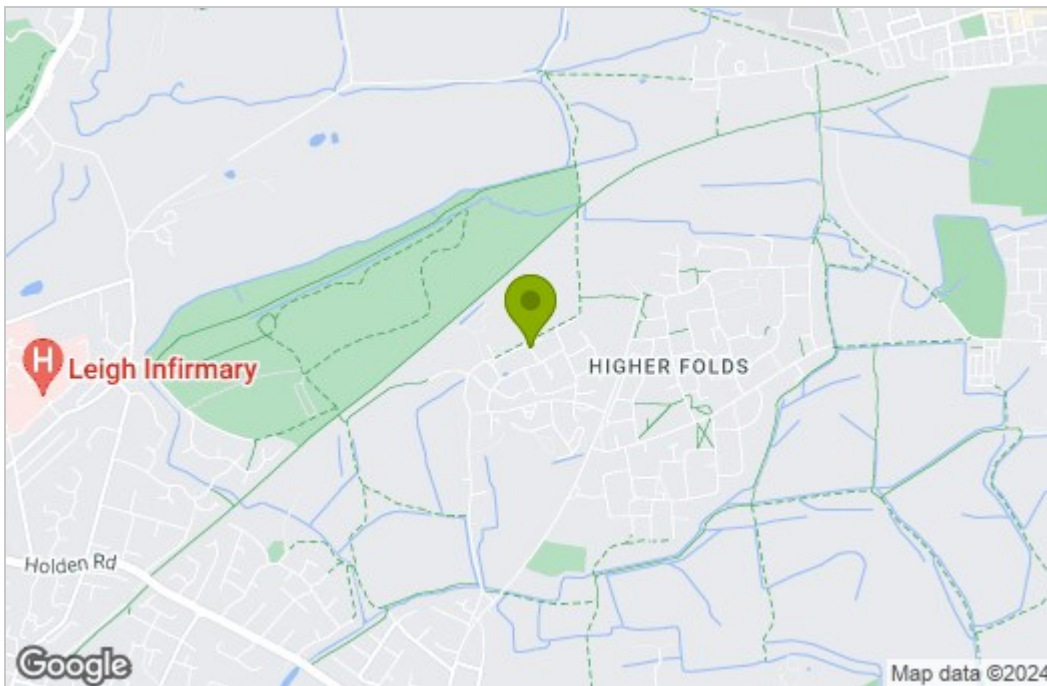
## Floor Plan



Total floor area 110.6 sq.m. (1,191 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.

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