

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Nursery Fold, Leigh

Situated in an established residential location and on a modern development with good access to public transport routes and a short walk to local schools is this very attractive detached family property offering beautifully presented accommodation throughout with three bedrooms, master with en-suite to include gardens to the front and rear and off road parking

Asking Price £280,000

GROUND FLOOR :

ENTRANCE HALL

Radiator.

CLOAKROOM/WC

Pedestal Wash hand basin. Low level WC.
Radiator.

LOUNGE 14'3 (max) x 14'2 (max) (4.34m (max) x 4.32m (max))

TV Point. Radiator.

DINING KITCHEN 17'0 (max) x 9'4 (max) (5.18m (max) x 2.84m (max))



Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Breakfast bar with seating area. Integrated appliances include fridge freezer; dishwasher; washer/dryer and microwave. Oven, hob and extractor hood. Dining area with double doors to rear garden.

FIRST FLOOR :

LANDING



BEDROOM 11'4 (max) x 10'6 (max) (3.45m (max) x 3.20m (max))



Radiator.

EN SUITE



Shower cubicle. Wash hand basin. Low level WC.
Heated Towel Radiator. Part tiled walls.

BEDROOM 10'3 (max) x 8'3 (max) (3.12m (max) x 2.51m (max))



Fitted Wardrobes. Radiator.

BEDROOM 10'6 (max) x 9'8 (max) (3.20m (max) x 2.95m (max))

Radiator. Includes Wardrobe.

BATHROOM



Panelled bath with shower fitment and shower screen. Pedestal Wash basin, low level WC. Heated Towel Radiator. Part tiled walls.

OUTSIDE :

PARKING

Off road parking for two vehicles is located at the rear of the property.

GARDENS

The property has gardens to the front and rear. Front garden with lawn and hedges. To the rear there is a lovely private garden with patio area, lawn and mature planted beds and borders.

TENURE:

FREEHOLD.

VIEWING :

By appointment with the agent instructed.

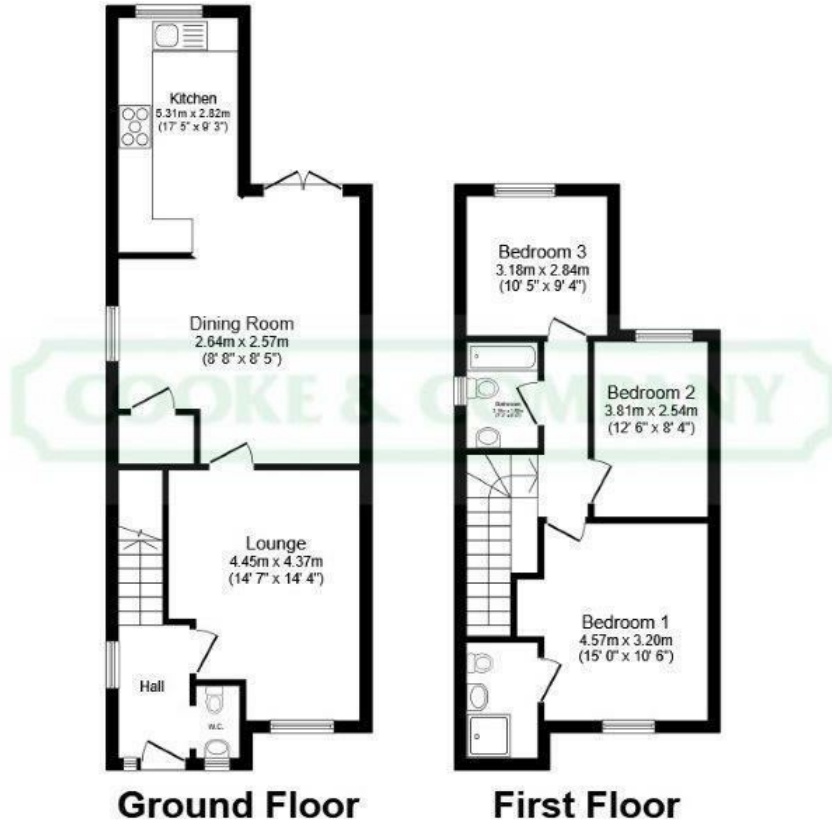
COUNCIL AND TAX BAND

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.

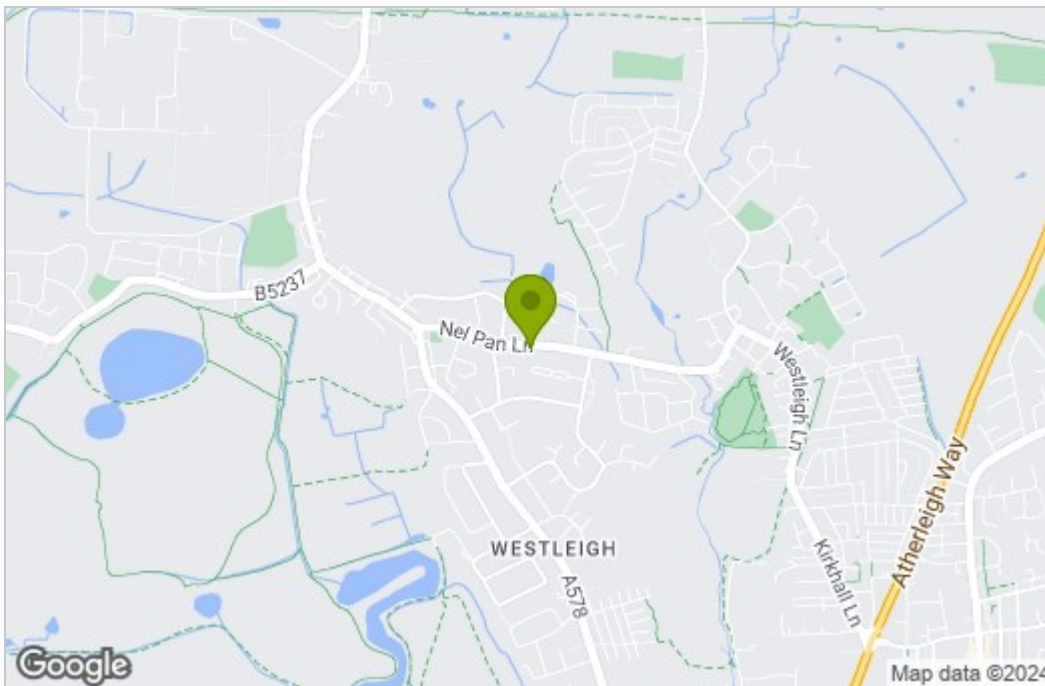
Floor Plan



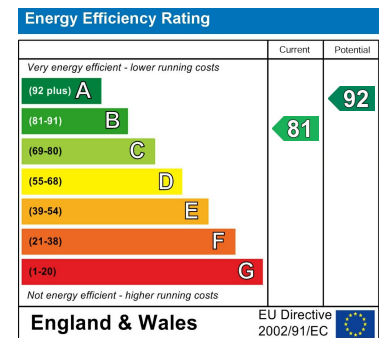
Total floor area 84.0 sq.m. (904 sq.ft.) approx

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk