

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hanwell Close, Leigh

Situated in a highly desirable residential location is this very spacious detached family home offering excellent family accommodation throughout with three bedrooms, master with en-suite to include gardens to the front and rear and off road parking

**Asking Price £350,000**

**GROUND FLOOR :**  
**ENTRANCE HALL**



Radiator.

**CLOAKROOM/WC**



Wash hand basin. Low level Wc. Radiator.

**FAMILY ROOM/STUDY 16'8 (max) x 9'8 (max)**  
**(5.08m (max) x 2.95m (max) )**



Attractive Fireplace. Radiator.

**DINING ROOM 8'8 (max) x 8'0 (max) (2.64m**  
**(max) x 2.44m (max) )**



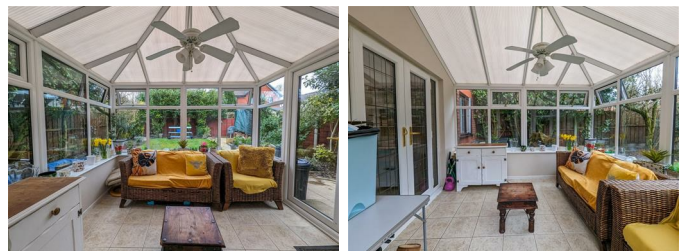
Radiator.

**BREAKFAST KITCHEN 15'10 (max) x 9'2 (max)**  
**(4.83m (max) x 2.79m (max) )**



Fitted with wall and base cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for dishwasher. Breakfast area with double doors to conservatory.

**CONSERVATORY 11'0 (max) x 10'3 (max) (3.35m**  
**(max) x 3.12m (max) )**



Tiled floor. Double doors to rear garden.

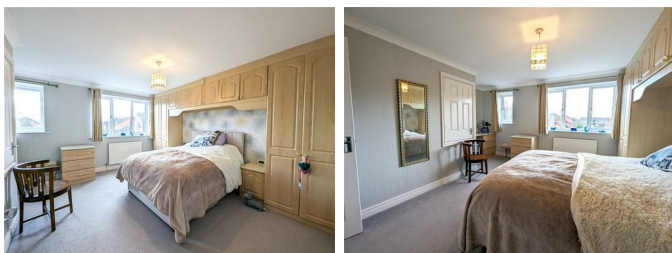
**UTILITY ROOM 9'1 (max) x 5'0 (max) (2.77m**  
**(max) x 1.52m (max) )**

Inset sink with mixer tap. Plumbing for washing machine. Fitted base units.

**FIRST FLOOR :**

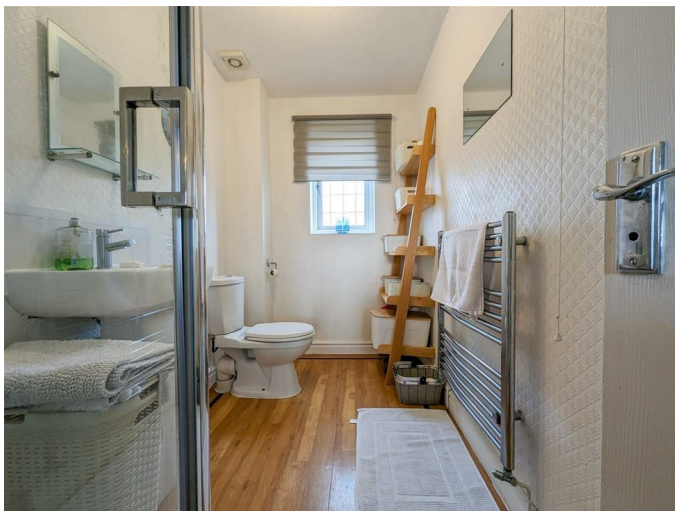
**LANDING**

**BEDROOM 14'9 (max) x 14'0 (max) (4.50m (max) x 4.27m (max) )**



Fitted Wardrobes. Radiator.

### EN SUITE



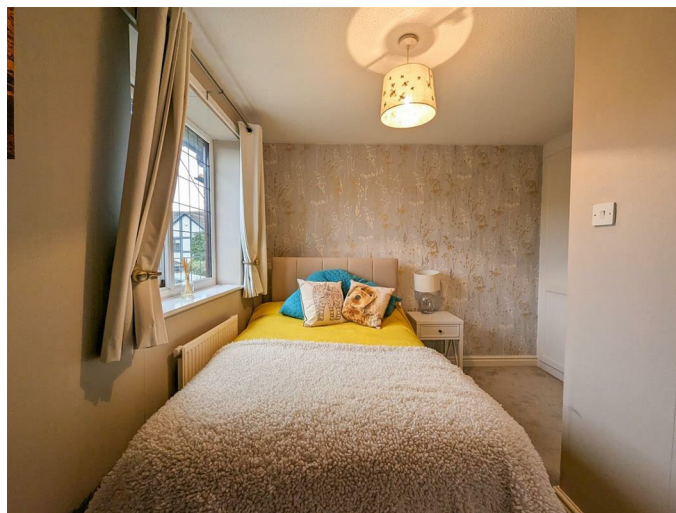
Shower Enclosure. Low level Wc. Wash hand basin. Heated Towel Rail.

**BEDROOM 11'5 (max) x 9'1 (max) (3.48m (max) x 2.77m (max) )**



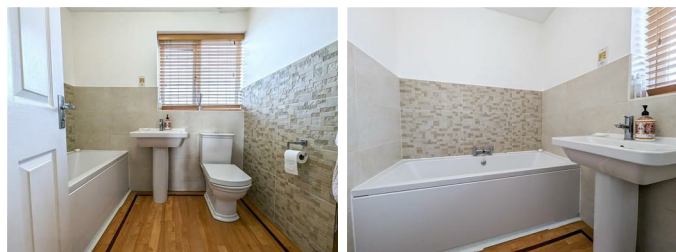
Radiator.

**BEDROOM 11'4 (max) x 10'9 (max) (3.45m (max) x 3.28m (max) )**



(L Shape Room) Radiator.

### BATHROOM



Panelled bath. Low level WC. Radiator. Pedestal wash hand basin. Half tiled walls.

### OUTSIDE :

#### PARKING

The property is approached over an entrance driveway which provides off road parking.

#### GARDENS

Mainly to the rear with lawn and planted borders.

#### TENURE :

Freehold.

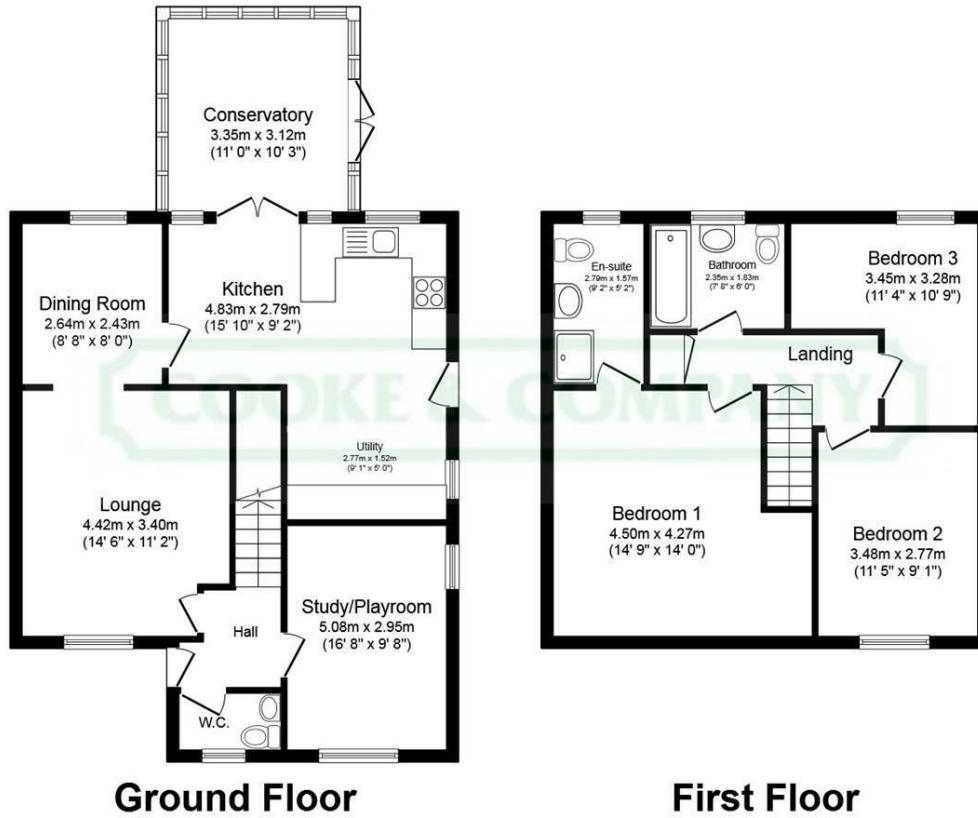
#### COUNCIL AND TAX BAND

Wigan Council Tax Band E.

#### 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.

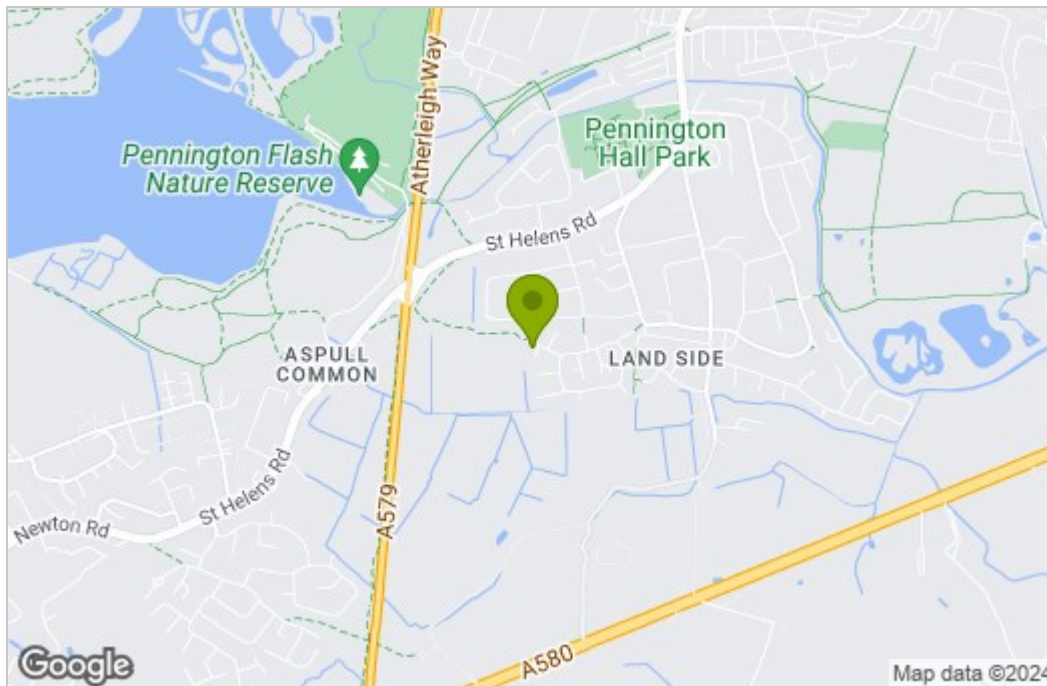
## Floor Plan



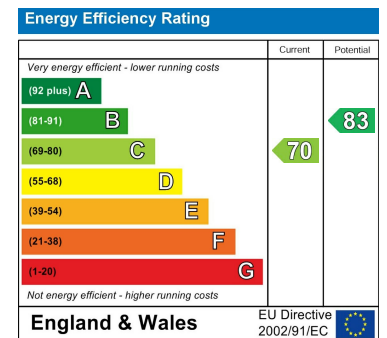
Total floor area 134.7 sq.m. (1,450 sq.ft.) approx

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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