

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Redwaters, Leigh

Situated in a highly regarded and sought after residential location with excellent access to commuter routes via the V1 Guided Busway and a short walk to local schools and Lilford Park is this very spacious and beautifully presented detached family home

MUST BE VIEWED

Asking Price £425,000

GROUND FLOOR :

ENTRANCE HALL



Radiator. Access to Garage and Shower/Sauna Room.

LOUNGE 12'7 (max) x 10'8 (max) (3.84m (max) x 3.25m (max))



Fire surround. TV Point. Radiator.

KITCHEN WITH FAMILY ROOM AND DINING AREA 26'4 (max) x 15'4 (max) (8.03m (max) x 4.67m (max))



Stunning fitted kitchen with base and wall units. Inset sink with mixer tap. Oven, gas hob extractor hood. Quality work surfaces with inset sink and instant hot water tap. Integrated fridge and dishwasher. Breakfast area with seating facility. Feature tiled wall with Vertical Radiator. Sitting area with TV Point and Door to rear garden. Open to dining area with Patio doors to rear garden.

CLOAKROOM 7'4 (max) x 5'6 (max) (2.24m (max) x 1.68m (max))

Cloakroom with built in store cupboard.

SEPARATE WC

Vanity Wash hand basin. Low level Wc. Attractive wall tiles and tiled floor.

GARAGE/UTILITY ROOM 16'9 (max) x 9'4 (max) (5.11m (max) x 2.84m (max))

Up and over door to the front. No vehicular access.

SHOWER AND SAUNA ROOM

Sauna. Shower Cubicle. Vanity unit wash hand bowl. Tiled walls and floor.

FIRST FLOOR :

LANDING



Spacious double landing with loft access via a pull down ladder.

BEDROOM 11'2 (max) x 10'0 (max) (3.40m (max) x 3.05m (max))



Radiator.

BEDROOM 12'7 (max) x 10'0 (max) (3.84m (max) x 3.05m (max))

Radiator.

BEDROOM 10'4 (max) x 8'7 (max) (3.15m (max) x 2.62m (max))

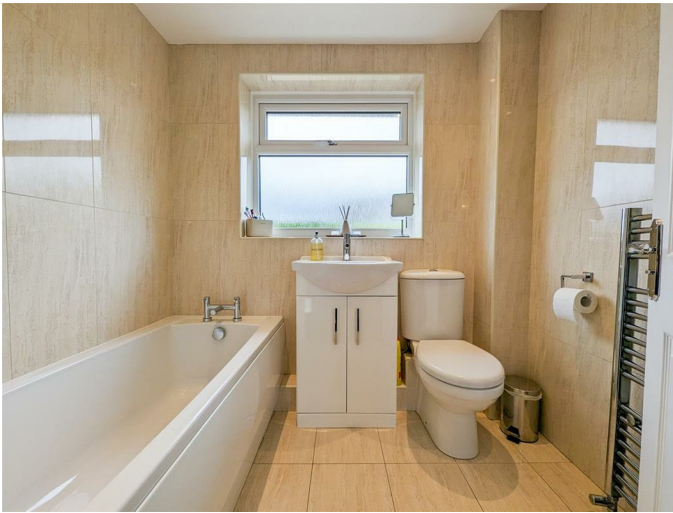
Radiator.

BEDROOM 9'7 (max) x 8'8 (max) (2.92m (max) x 2.64m (max))



Radiator. Currently fitted out as an office.

BATHROOM



Panelled bath. Vanity unit wash hand basin. Low level WC. Heated Towel Radiator. Fully tiled walls and floor.

SHOWER ROOM

Shower Cubicle. Heated Towel Radiator. Fully tiled walls and floor.

OUTSIDE :

PARKING

A block paved driveway provides off road parking to the front.

GARDENS

Mature gardens mostly laid to lawn are to the front and rear. Front garden with lawn and mature shrubs and plants. To the rear there is a private garden with Indian Stone paved patio area and raised lawn with mature hedges.

TENURE :

Leasehold. Ground Rent £20.00 per annum.

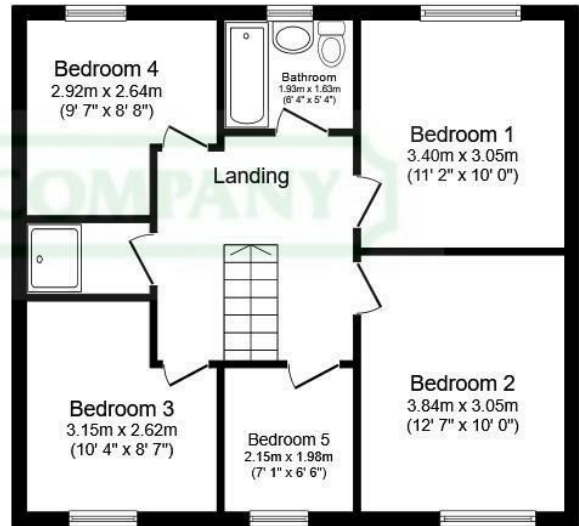
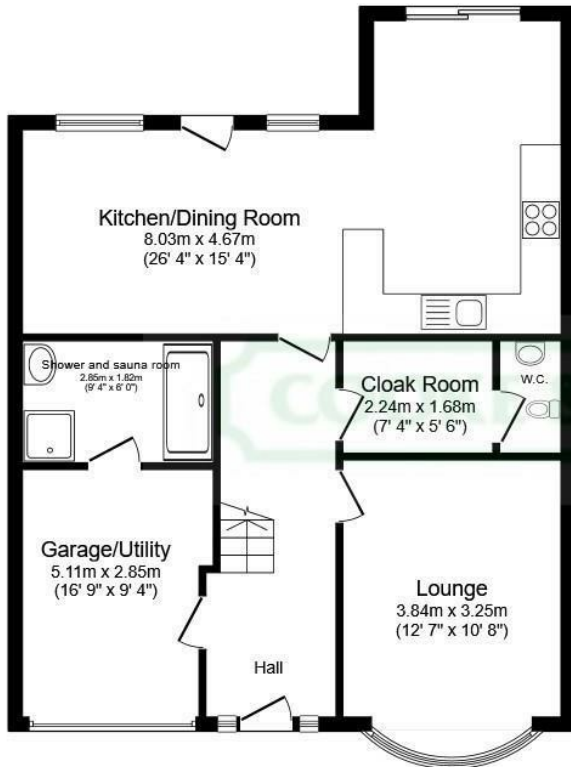
COUNCIL AND TAX BAND

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



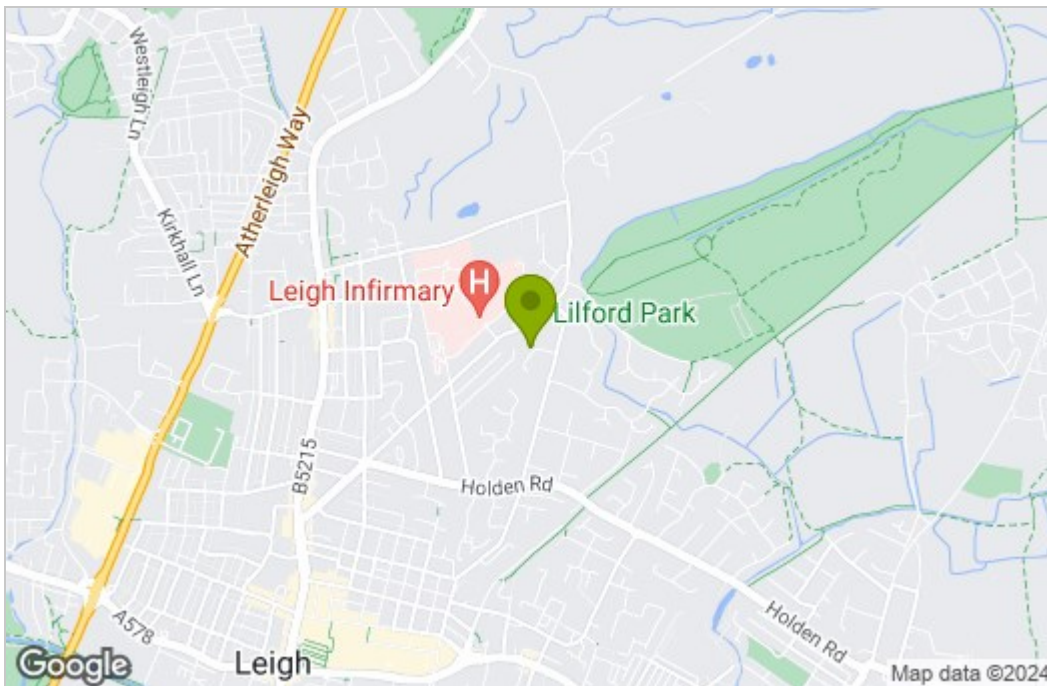
Ground Floor

First Floor

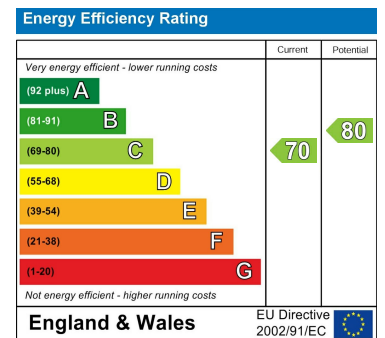
Total floor area 134.9 sq.m. (1,452 sq.ft.) approx

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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