

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bexhill Drive, Leigh

Situated in an established residential location and on a modern development with good access to public transport routes is this well presented mid mews property with two bedrooms offering excellent accommodation throughout with off road parking to the front and private garden to the rear

Asking Price £169,995

GROUND FLOOR :

ENTRANCE PORCH

LOUNGE 11'6 (max) x 10'7 (max) (3.51m (max) x 3.23m (max))



Wall Mounted Fire. TV Point. Wooden flooring. Open staircase to first floor. Under stairs store cupboard. Archway to :

DINING KITCHEN 13'5 (max) x 9'0 (max) (4.09m (max) x 2.74m (max))



Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Integrated Oven, hob and extractor hood. Dining area with double doors to rear garden. Gas fired central heating boiler. Radiator.

FIRST FLOOR :

LANDING

BEDROOM 12'0 (max) x 10'10 (max) (3.66m (max) x 3.30m (max))



(includes recess) Radiator. Built in store cupboard.

BEDROOM 9'1 (max) x 7'1 (max) (2.77m (max) x 2.16m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment. Vanity unit wash hand basin. Low level Wc. Tiled walls and floor.

OUTSIDE :

Off road parking is to the front. To the rear there is a private garden, laid to lawn with paved patio area.

TENURE :

Freehold.

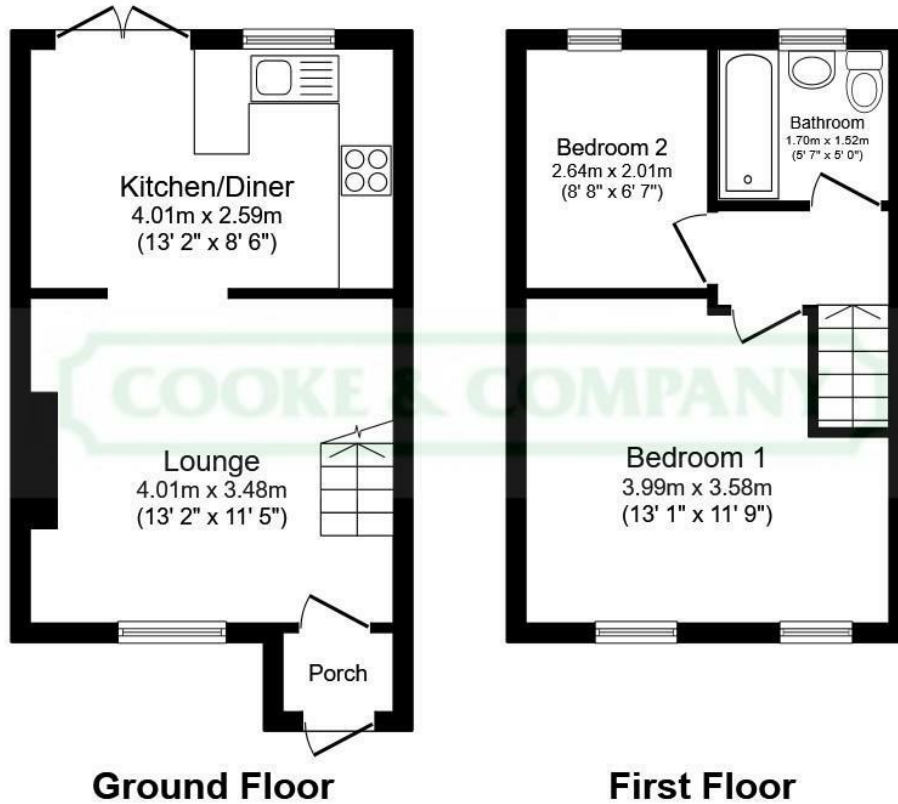
COUNCIL AND TAX BAND

Wigan Council Tax Band B.

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



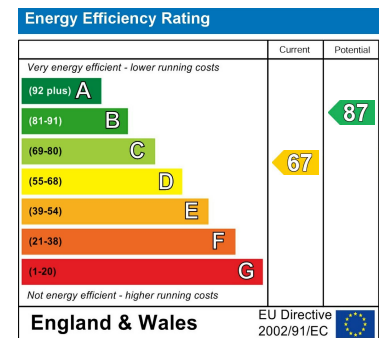
Total floor area 51.8 sq.m. (557 sq.ft.) approx

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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