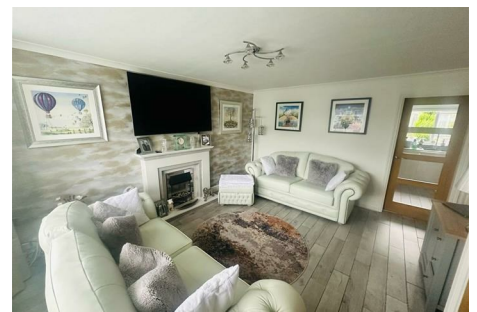
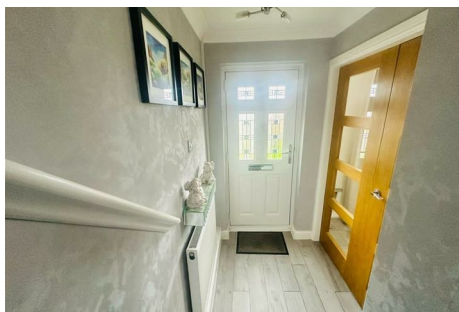
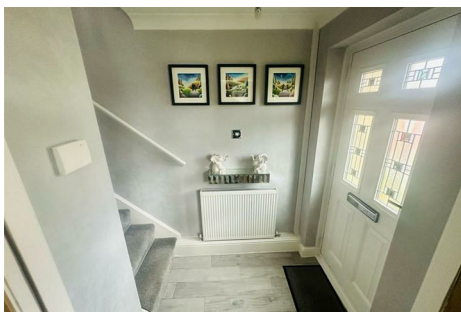


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Radnor Drive, Leigh

Situated in a very popular and well established residential location is this stunning three bedroom semi detached family home offering modern and contemporary designed living over two floors to include beautiful gardens to the front and rear along with ample off road parking leading to the garage

(EXCELLENT FAMILY HOME – MUST BE VIEWED)

Offers In The Region Of £250,000

22 Radnor Drive

Leigh, WN7 4TB



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Feature tiled flooring. Radiator.

LOUNGE

12'3 (max) x 14'6 (max) (3.66m'0.91m (max) x 4.27m'1.83m (max))

Feature tiled flooring. Attractive fireplace with surround. TV point. Radiator.

DINING AREA

8'8 (max) x 8'2 (max) (2.44m'2.44m (max) x 2.44m'0.61m (max))

Feature tiled flooring. French doors leading to outside patio area. Radiator. Open to:-

KITCHEN

kitchen 15'3 (max) x 9'0 (max) (kitchen 4.57m'0.91m (max) x 2.74m'0.00m (max)) Fully fitted with modern wall and base cupboards. Sink unit with mixer taps. Oven hob and extractor fan. Plumbing for washing machine. TV point. Built in wine cooler. Wine rack. Integrated fridge & Freezer and dishwasher Tiled flooring. Radiator.

FIRST FLOOR:

LANDING

Side window.

BEDROOM

10'6 (max) x 8'9 (max) (3.05m'1.83m (max) x 2.44m'2.74m (max))

Fully fitted wardrobes. Radiator.

BEDROOM

10'7 (max) x 8'9 (max) (3.05m'2.13m (max) x 2.44m'2.74m (max))

Radiator.

BEDROOM

8'2 (max) x 6'4 (max) (2.44m'0.61m (max) x 1.83m'1.22m (max))

Radiator.

FAMILY BATHROOM

Attractive suite. Panelled bath with shower fitment over bath. Glass shower screen. Vanity wash hand basin with storage. Low level WC. Extractor fan. Fully tiled walls. Radiator.

OUTSIDE:

DETACHED GARAGE

The property is approached over a paved entrance driveway which provides off road parking

leading to the detached garage. The garage is complete with power and lighting.

GARDENS

To the front and rear, very attractive, mainly laid to lawn with well stocked flowerbeds, borders and feature patio area for entertaining.

TENURE

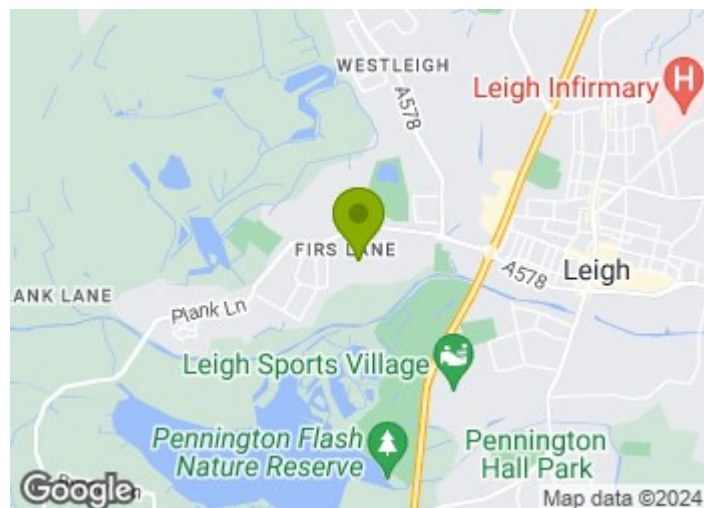
Freehold.

VIEWING

By appointment with the agents overleaf.

PLEASE NOTE

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.



Directions

: From Cooke & Companys office on Lord Street turn right at the lights onto the Spinning Jenny Way. At the third set of lights proceed ahead onto Twist Lane and over the roundabout onto Firs lane. After some distance (just opposite St Peters Church) turn left onto Carr Street., At the junction turn right onto Radnor Drive where the property can then be found. (Sat Nav Ref: WN7 4TB)



Floor Plan



Total area: approx. 74.2 sq. metres (798.4 sq. feet)

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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Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	