

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Chestnut Drive South, Leigh

Situated in a highly regarded and much sought after residential location is this very attractive semi detached bungalow which has been extended to the rear to provide spacious family accommodation throughout with three bedrooms and two bathrooms to include driveway and gardens to the front and rear

**Asking Price £275,000**

## **GROUND FLOOR :**

### **ENTRANCE HALL**

Built in store cupboard.

### **CLOAKROOM WITH SHOWER**

Shower Cabinet. Vanity unit wash hand basin. Low level Wc. Part tiled walls. Radiator.

### **LOUNGE 17'9 (max) x 11'3 (max) (5.41m (max) x 3.43m (max) )**

Bay window. Attractive Fireplace. Radiator.

## **INNER HALLWAY**

### **DINING ROOM 9'2 (max) x 8'6 (max) (2.79m (max) x 2.59m (max) )**

Radiator.

### **KITCHEN 9'9 (max) x 8'4 (max) (2.97m (max) x 2.54m (max) )**

Fully fitted with wall cupboards and base units. Quality work surfaces with inset sink and mixer tap. Electric cooker point. Plumbing for washing machine. Door to outside.

### **BEDROOM 12'9 (max) x 9'2 (max) (3.89m (max) x 2.79m (max) )**

Fitted Wardrobes. Radiator.

## **FIRST FLOOR :**

### **BEDROOM 13'0 (max) x 11'4 (max) (3.96m (max) x 3.45m (max) )**

Radiator.

### **BEDROOM 9'1 (max) x 8'7 (max) (2.77m (max) x 2.62m (max) )**

Radiator.

### **BATHROOM**

Corner Panelled Bath. Pedestal wash hand basin. Low level Wc. Part tiled walls.

## **OUTSIDE :**

### **PARKING**

A private block paved driveway is to the front and side of the property.

### **GARDENS**

The property has gardens to the front and rear. Private rear garden with detached garage with block paved patio area and lawn with planted borders.

### **TENURE :**

Leasehold. Residue of 999 year Lease.

### **COUNCIL AND TAX BAND**

Wigan Council Tax Band C.

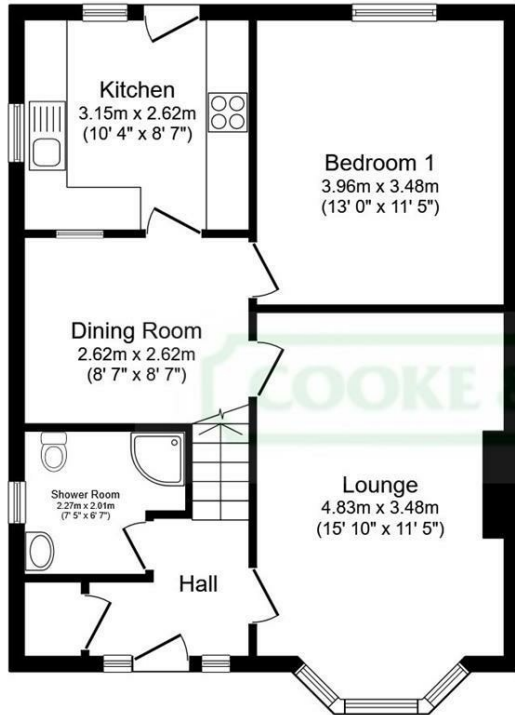
### **SERVICES (NOT TESTED)**

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.

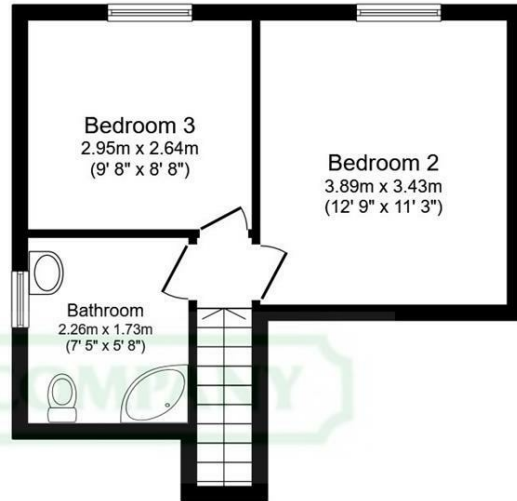


## Floor Plan



### Ground Floor

Floor area 61.2 m<sup>2</sup> (658 sq.ft.)



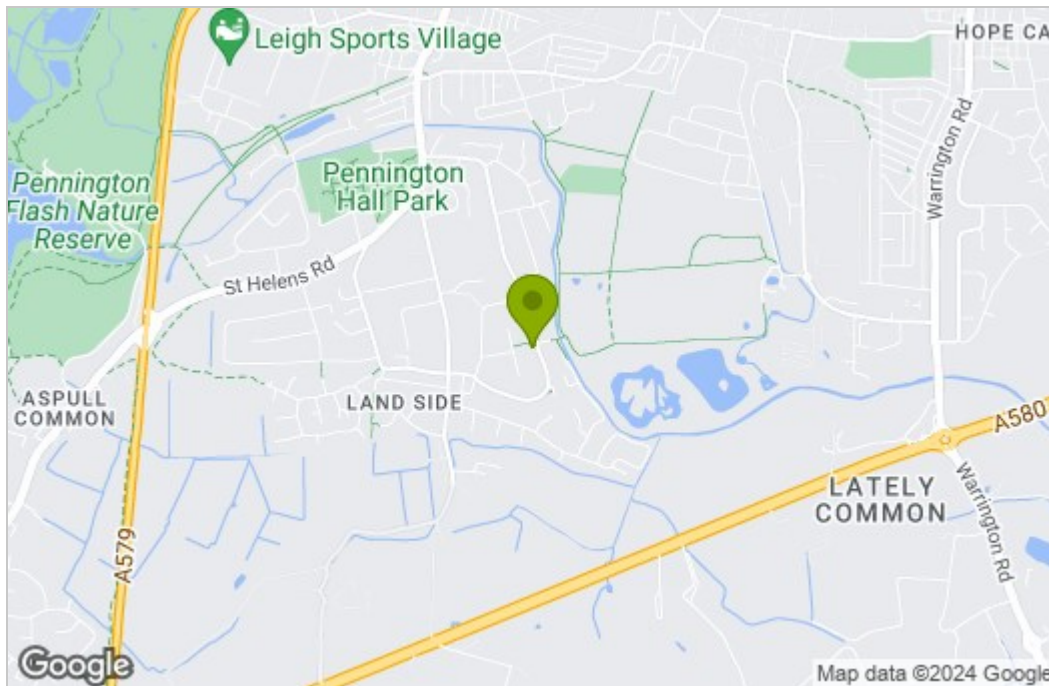
### First Floor

Floor area 32.9 m<sup>2</sup> (354 sq.ft.)

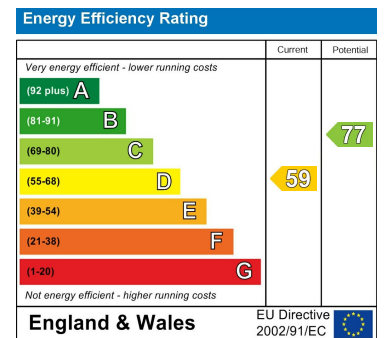
**TOTAL: 94.0 m<sup>2</sup> (1,012 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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