

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Brookfield Street, Leigh

Situated in a highly desirable and sought after residential area and in a cul de sac position is this fully modernised and beautifully presented detached bungalow with three bedrooms accessed via a private driveway with stunning rear garden with Garden Pod family room within good access to Lilford Park and social and commuter routes via the V1 The Guided Busway

MUST BE VIEWED

Asking Price £349,950

ENTRANCE HALL



Radiator. Built in store cupboard. Loft access.

BEDROOM 12'4 (max) x 8'9 (max) (3.76m (max) x 2.67m (max))



TV Point. Radiator. Fitted Wardrobes.

BEDROOM 10'3 (max) x 9'6 (max) (3.12m (max) x 2.90m (max))



TV Point. Radiator. Fitted Wardrobes.

BEDROOM 9'8 (max) x 8'4 (max) (2.95m (max) x 2.54m (max))



TV Point. Radiator. Fitted Wardrobes.

BATHROOM



Panelled bath. Walk in Shower. Vanity unit wash hand basin. Low level WC. Radiator. Fully tiled walls and floor.

LOUNGE AND DINING AREA 21'1 (max) x 15'9 (max) (6.43m (max) x 4.80m (max))



Wooden flooring. Open to dining area with double doors to outside. TV Point.

KITCHEN 11'2 (max) x 10'6 (max) (3.40m (max) x 3.20m (max))



Fully fitted with base units and wall cupboards. Quality work surfaces with inset sink. Integrated Double Oven and dishwasher. Hob and extractor hood. Door to outside.

OUTSIDE :

PARKING The property is approached via a private driveway leading to the garage.

GARDENS Front garden paved for patio seating area. To the rear there is a good sized garden with attractive paving, artificial lawn and barbeque Hut.

GARDEN POD/FAMILY ROOM 18'1 (max) x 10'5 (max) (5.51m (max) x 3.18m (max))



Wooden flooring. TV Point.

TENURE :

Freehold.

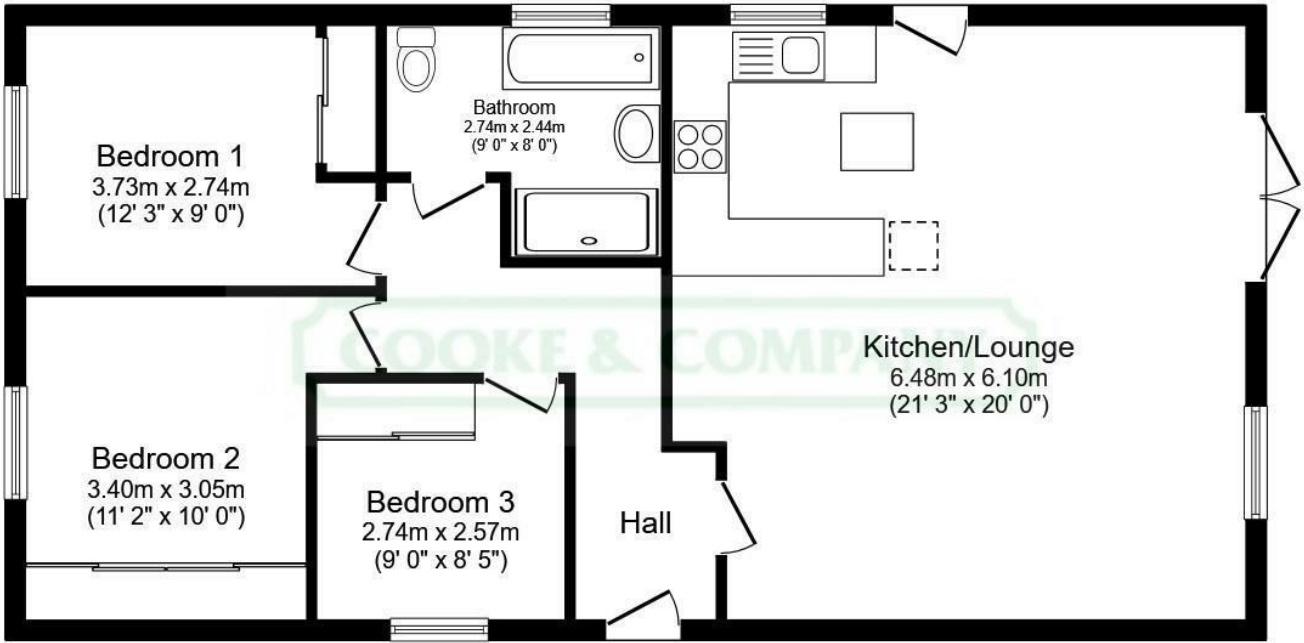
COUNCIL AND TAX BAND

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

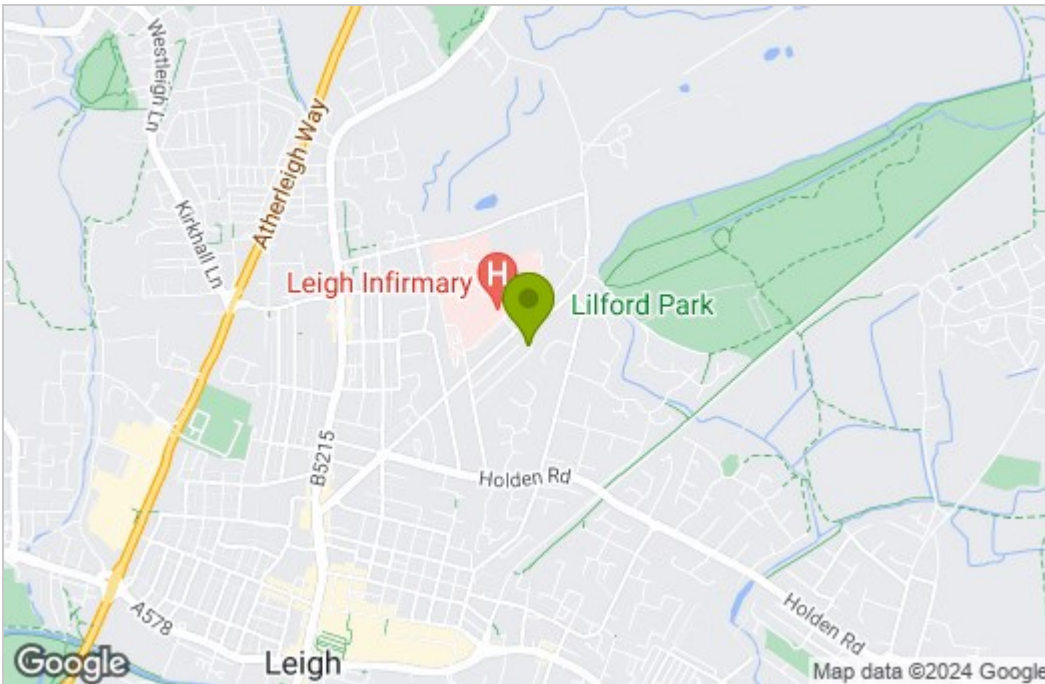


Floor Plan
Floor area 80.0 m² (861 sq.ft.)

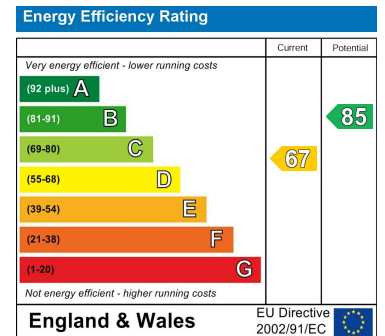
TOTAL: 80.0 m² (861 sq.ft.)

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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