

COOKE & COMPANY

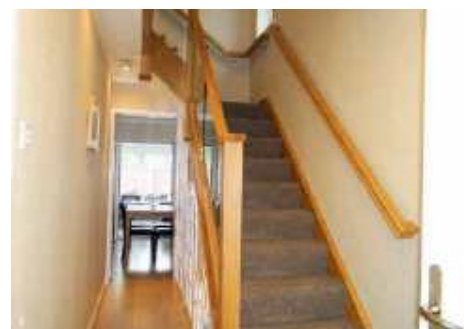
ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



13 Green Lane, Leigh

Price £259,950

Situated in a very popular and well established residential location with good access to public transport routes and local schools is this very attractive and well maintained three/four bedroom detached family home offering spacious accommodation over two floors to include ample off road parking with car port and attractive garden to the rear



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13 Green Lane, Leigh

Located in a popular residential area with good access to public transport routes and local schools is this very attractive and well maintained detached family home offering spacious accommodation over two floors there are three bedrooms off road parking plus car port, and patio garden.

In further detail the property includes, On the ground floor: Entrance hall, lounge, sitting room/fourth bedroom, dining room/kitchen, conservatory and cloakroom/WC. Whilst on the first floor there are three bedrooms, bathroom and washroom/WC. The property is heated with gas central heating and benefits double glazed throughout.

The property is approached over an entrance driveway which has been attractively pattern concreted for easy maintenance and provides ample off road parking for several vehicles leading to the car port/under cover parking.

To the rear there is a lovely patio garden with resin flooring and planted flower beds.

In further the accommodation comprises :

GROUND FLOOR :

ENTRANCE HALLWAY

Feature stair case and hand rail. Under stairs store cupboard. Laminate flooring.

LOUNGE 14'3 (max) x 12'1 (max) (4.34m (max) x 3.68m (max))

Attractive fire and surround. Radiator.

SITTING ROOM/ BEDROOM 9'5 (max) x 7'4 (max) (2.87m (max) x 2.24m (max))

Radiator. Door to :

WALK IN STORE CUPBOARD 8'2 (max) x 5'7 (max) (2.49m (max) x 1.70m (max))

Door to outside.

DINING ROOM 9'6 (max) x 7'7 (max) (2.90m (max) x 2.31m (max))

Radiator. Laminate flooring. Double doors to conservatory. Leading to kitchen.

CLOAKROOM/WC

Vanity unit wash hand basin. Low level WC. Fully tiled walls and ceramic tiled floor. Radiator.

KITCHEN 8'0 (max) x 7'6 (max) (2.44m (max) x 2.29m (max))

Fitted kitchen with wall cupboards and base units. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Attractive wall tiling.

CONSERVATORY 9'4 (max) x 8'5 (max) (2.84m (max) x 2.57m (max))

Radiator. Fitted blinds. Door to rear garden.

FIRST FLOOR :

LANDING

BEDROOM 13'8 (max) x 8'0 (max) (4.17m (max) x 2.44m (max))

Plus fitted wardrobes. Radiator.



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BEDROOM 10'0 (max) x 8'2 (max) (3.05m (max) x 2.49m (max))

Plus fitted wardrobes. Radiator.

BEDROOM 7'7 (max) x 6'5 (max) (2.31m (max) x 1.96m (max))

Plus fitted wardrobes. Radiator.

WASHROOM

Vanity unit. Wash hand basin .Low level WC. Fully tiled walls and ceramic tiles flooring. Anthracite heated towel radiator

BATHROOM

Shower cubicle. Vanity unit wash basin. Low level WC. Anthracite Heated Towel Radiator. Fully tiled walls and ceramic tiled floor.

OUTSIDE :

PARKING

The front of the property has been converted by way of patterned concrete to provide ample off road parking for several vehicles and there is a car port providing under cover parking.

GARDENS

To the rear. Low maintenance with resin paving and planted flower beds.

TENURE :

Freehold.

VIEWING :

By appointment with the agent as overleaf.

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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

DIRECTIONS

From Cooke & Company's office turn left onto Brown Street North and follow on to Platt Fold Street. At the junction turn right onto Holden Road. At the mini roundabout continue forward to the next roundabout (Bowling Green Pub) and take the first exit onto Green Lane where after a short while the property can then be found. (Sat Nav Ref WN7 2TL)

