



## 10 Brookbank

Leigh, WN7 5DD

**Offers over £355,000**





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## Accommodation

Enter through the ROC entrance door into the welcoming entrance hallway.

## Entrance Hallway

12'8" to widest point x 7'4" (3.86m to widest point x 2.24m)

Carpet to floor, double radiator, centre ceiling rose and light, under stairs storage cupboard, coving and plug sockets.

## Lounge

14'11" x 14'3" (4.55m x 4.34m)

Spacious light filled lounge with uPVC double glazed bay window to front elevation and additional uPVC double glazed window to side elevation, carpet to floor, two double radiators, centre ceiling rose and light, tv aerial point, coving, central heating controller, plug sockets.

## Kitchen / Diner

21'3" x 10'5" (6.48m x 3.18m)

Fitted with a range of white high gloss soft closing wall and base units with complimentary work surfaces over, one and half bowl sink with mixer tap and drainer, four ring gas hob with extractor canopy above, glass splashback, integrated oven and grill, integrated microwave, integrated fridge freezer and integrated dishwasher. Plug sockets, LED ceiling spotlights, LVT flooring, uPVC double glazed french doors leading to rear garden, uPVC double glazed window to rear elevation.

Dining area with space to site dining table and chairs, double radiator, plug sockets. Beautiful french doors opening onto the large private rear garden.

## Utility Room

6'6" x 5'11" (1.98m x 1.80m)

Stainless steel sink with drainer and mixer tap, integrated auto washer, double radiator, cupboard housing Ideal Logic combination boiler. LVT flooring, centre ceiling light, uPVC double glazed door with obscured glass insert to side elevation.

## Downstairs Wc

7'4" x 2'8" (2.24m x 0.81m)

Low level Wc flush, pedestal sink with mixer tap. Double radiator, partial tiling to walls, centre ceiling light. uPVC double glazed opaque window to front elevation. LVT flooring.

## First Floor

Carpet to stairs, white balustrade and white hand rail.

## Landing

10'7" x 8'11" (3.23m x 2.72m)

Spacious landing with uPVC double glazed window to front elevation, centre ceiling rose and light, carpet to floor, loft access, storage cupboard, plug sockets.

## Spacious Master Bedroom

15'3" x 13'6" (4.65m x 4.11m)

Beautiful Master Bedroom with uPVC double glazed bay window to front elevation, carpet to floor, centre ceiling rose and light, plug sockets, double radiator, wall mounted central heating panel. Built in wardrobes with mirrored inserts and space to site further bedroom furniture as desired.

## En-Suite Shower Room

6'4" x 6'0" (1.93m x 1.83m)

Double shower cubicle with glass sliding door and combi shower with hand-held attachment, low level w.c. flush, pedestal sink with mixer tap. Fully tiled walls, double radiator, vent, centre ceiling light, uPVC double glazed opaque window to side elevation.

## Bedroom Two

11'9" x 10'6" (3.58m x 3.20m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden. Carpet to floor, coving, centre ceiling rose and light, double radiator. Built in wardrobes with mirrored inserts, plug sockets.

## Bedroom Three

13'9" x 10'3" (4.19m x 3.12m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden. Carpet to floor, coving, centre ceiling rose and light, double radiator. Built in wardrobes with mirrored inserts, plug sockets. Centre ceiling rose and light.

## Bedroom Four

11'10" x 7'1" (3.61m x 2.16m)

uPVC double glazed window to front elevation, carpet to floor, plug sockets, centre ceiling rose and light, double radiator.

## Family Bathroom

7'6" x 6'11" (2.29m x 2.11m)

Modern three piece suite comprising bath with mixer tap, low level w.c. flush, pedestal sink with mixer tap. LVT flooring, vent to ceiling, halogen ceiling spotlights, fully tiled walls, tall modern ladder style radiator, uPVC double glazed opaque window to rear elevation.

Tel: 01942 817090

### Integral Garage

Integral Garage with up and over door, power and light.

### External

Front: Gated Entrance, Paving and Driveway allowing Off Road Parking.

Rear: Larger than average rear garden laid mainly to lawn with paved patio area and additional patio area at the top of the garden. Large shed. Fenced panelled boundaries.

### Tenure

We are informed by the Seller that the tenure of this property is Freehold.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Council Tax Band

We understand the property is in council tax band D this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Additional Information

NHBC Warranty Commenced July 2020, therefore 5 Years Left of the NHBC Warranty.

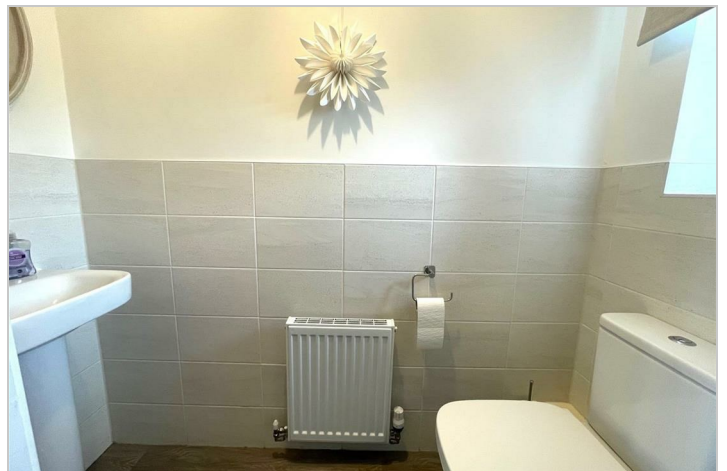
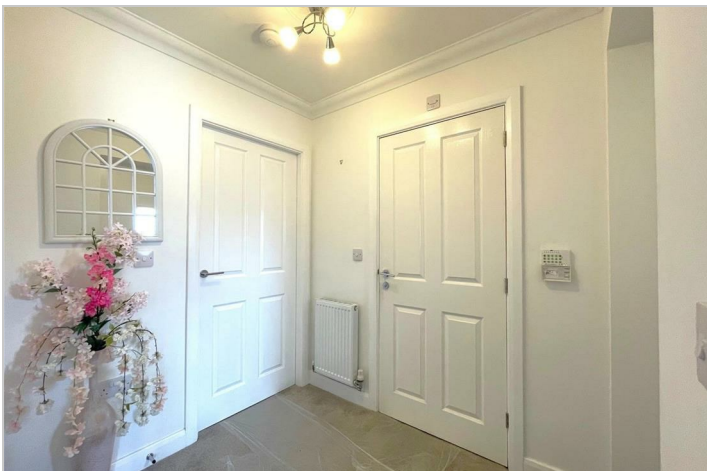
Maintenance Charge is £198.53 per year.

Council Tax is £192.00 per month over 10 months.

### Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



Hybrid Map



Terrain Map



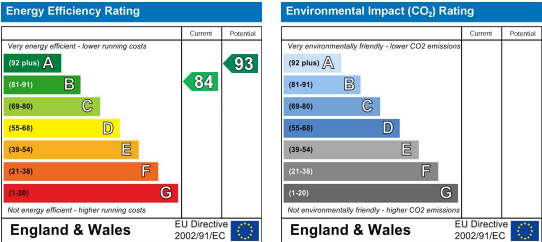
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.