

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Alpine Drive, Leigh

Situated in a well-established  
Sought after area with good access to the  
town and transport links is this modern three bedroom mews house with  
gardens to the front and rear

**Asking Price £169,995**

# 4 Alpine Drive

Leigh, WN7 5HT



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE

### LOUNGE

16'2 (max) x 15'0 (max). (4.88m'0.61m (max) x 4.57m'0.00m (max).)

Open plan lounge. Feature fire place, TV Point. Wooden flooring. Radiator

### KITCHEN/DINING AREA

15'0 (max) x 8.0 (max (4.57m'0.00m (max) x 2.44m.0.00m (max)

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. French doors to rear garden.

### LANDING

### BEDROOM

14'3 (max) x 8'2 (max (4.27m'0.91m (max) x 2.44m'0.61m (max)

Fitted wardrobes. TV Point Radiator.

### BEDROOM

10'1 (max) x 8'3 (3.05m'0.30m (max) x 2.44m'0.91m )

Radiator.

### BEDROOM

6'7 (max) x 6'3 (max (1.83m'2.13m (max) x 1.83m'0.91m (max)

Radiator

### SHOWER ROOM

6'10 (max) x 6'4 (max ( 1.83m'3.05m (max) x 1.83m'1.22m (max)

Walk in shower. Vanity built in wash basin with storage. WC.

### OUTSIDE

### GARDENS

The property is garden fronted with an enclosed garden to the rear. The rear has been attractively designed, mainly paved with a feature pond with raised flowers

### TENURE

Freehold

### VIEWING

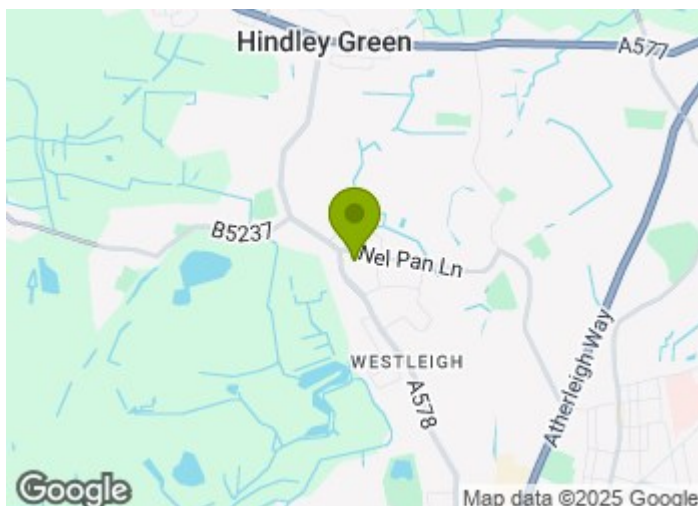
By appointment with the agents as overleaf.

### COUNCIL TAX

Council Tax Band A

### 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.



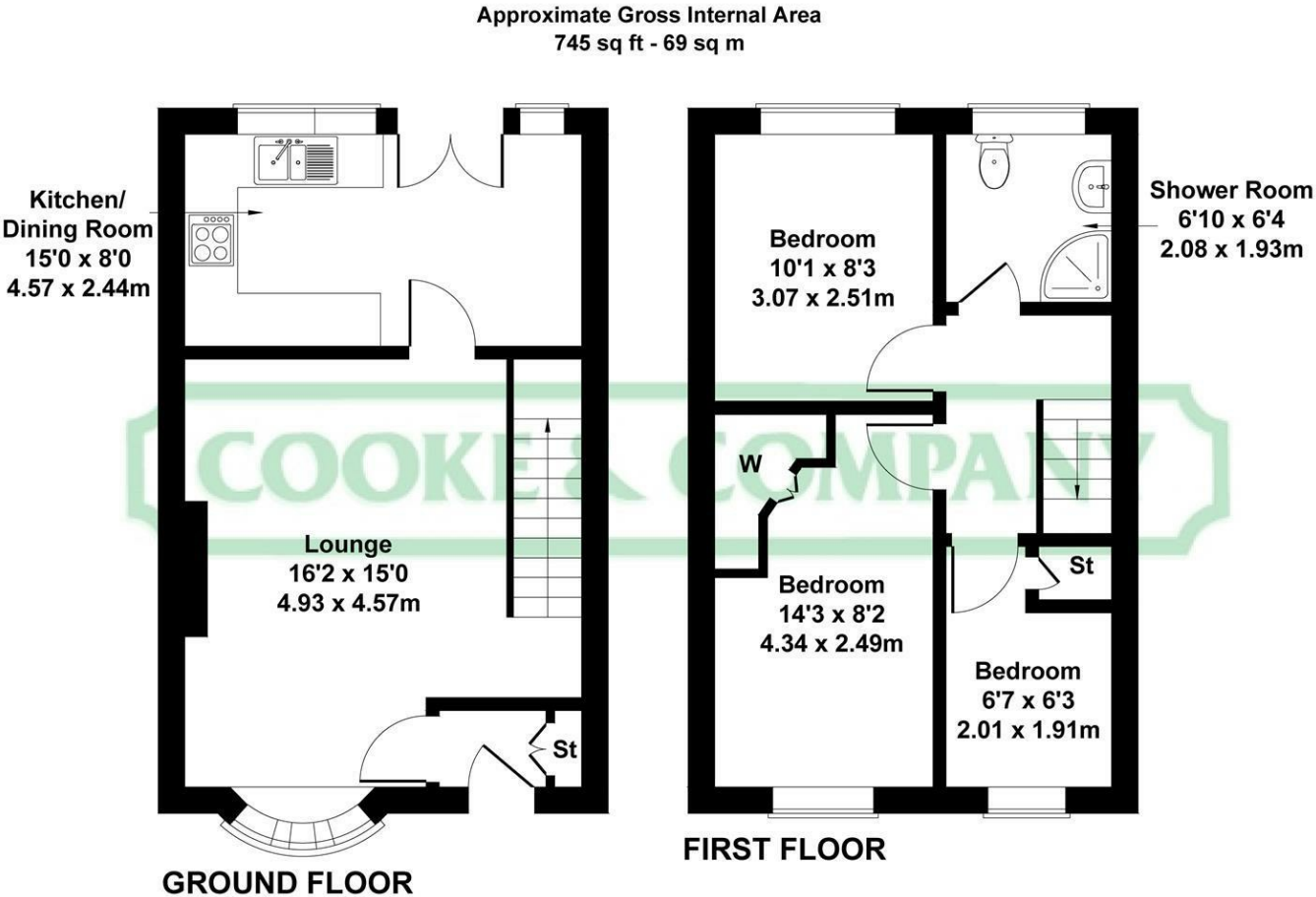
## Directions

WN7 5HT





Floor Plan



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
Tel: 01942 603000 Email: [info@cookeandcompany.co.uk](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC