COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Riversmeade, Leigh

Situated on a corner plot in a quiet cul de sac position
and in a highly regarded residential location
is this detached family home with three bedrooms
offering spacious accommodation throughout
to include off road parking, integral garage
and gardens to the side and rear

Asking Price £280,000

25 Riversmeade

Leigh, WN7 1JA

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- QUIET CUL DE SAC POSITION
- HIGHLY REGARDED LOCATION
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes: On the ground floor: Entrance porch, hallway, lounge, kitchen/dining room and conservatory. Whilst on the first floor there are three bedrooms family bathroom and separate WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE HALL

LOUNGE
14'3 (max) x 11'7 (max) (4.34m (max) x 3.53m (max))
TV point. Radiators x 2. Brick style fireplace and fire.

DINING ROOM,
9'5 (max) x 7'8 (max) (2.87m (max) x 2.34m (max))
Radiator. Patio doors to conservatory

KITCHEN
10'3 (max) x 7'6 (max) (3.12m (max) x 2.29m (max))
Fitted with wall and base cupboards. Work surfaces. Inset sink with mixer tap. Oven. Hob and extractor hood. Plumbing for washing machine. Door to outside.

CONSERVATORY
9'3 (max) x 8'6 (max) (2.82m (max) x 2.59m (max))
Doors to rear garden

GARAGE
16'2 (max) x 8'6 (max) (4.93m (max) x 2.59m (max))

FIRST FLOOR:

LANDING

BEDROOM
11'7 (max) x 10'7 (max) (3.53m (max) x 3.23m (max))
Radiator.

BEDROOM
10'6 (max) x 9;6 (max) (3.20m (max) x 2.74m;1.83m (max))
Radiator

BEDROOM
9'6 (max) x 8'0 (max) (2.90m (max) x 2.44m (max))
Radiator

BATHROOM
7'8 (max) x 6'6 (max) (2.34m (max) x 1.98m (max))
Panelled bath. Enclosed shower cubicle. Pedestal wash basin. Tiled walls.

SEPARATE WC
Low Level WC

OUTSIDE:

PARKING
The property garden fronted and is approached over an entrance driveway which provides off road parking leading an integral garage.

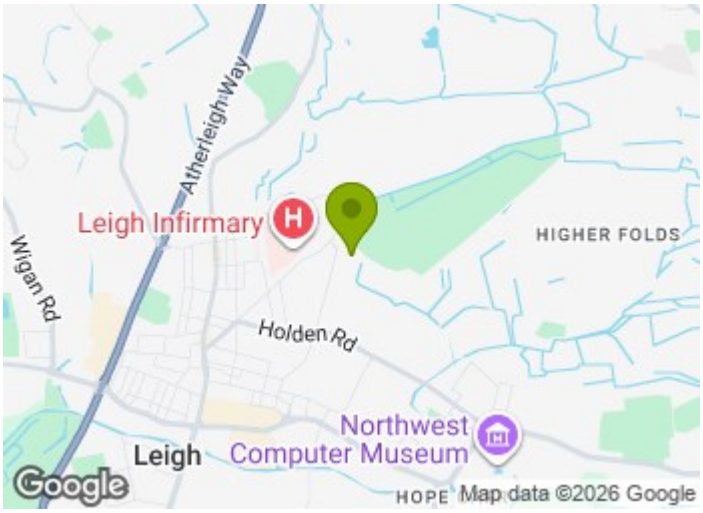
GARDENS
To the side and rear is a large fully enclosed mainly laid to lawn garden with trees and shrubs.

TENURE
Leasehold

COUNCIL TAX AND BAND
Wigan Council Tax Band D.

VIEWING
By appointment with the agents as overleaf.

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 1JA











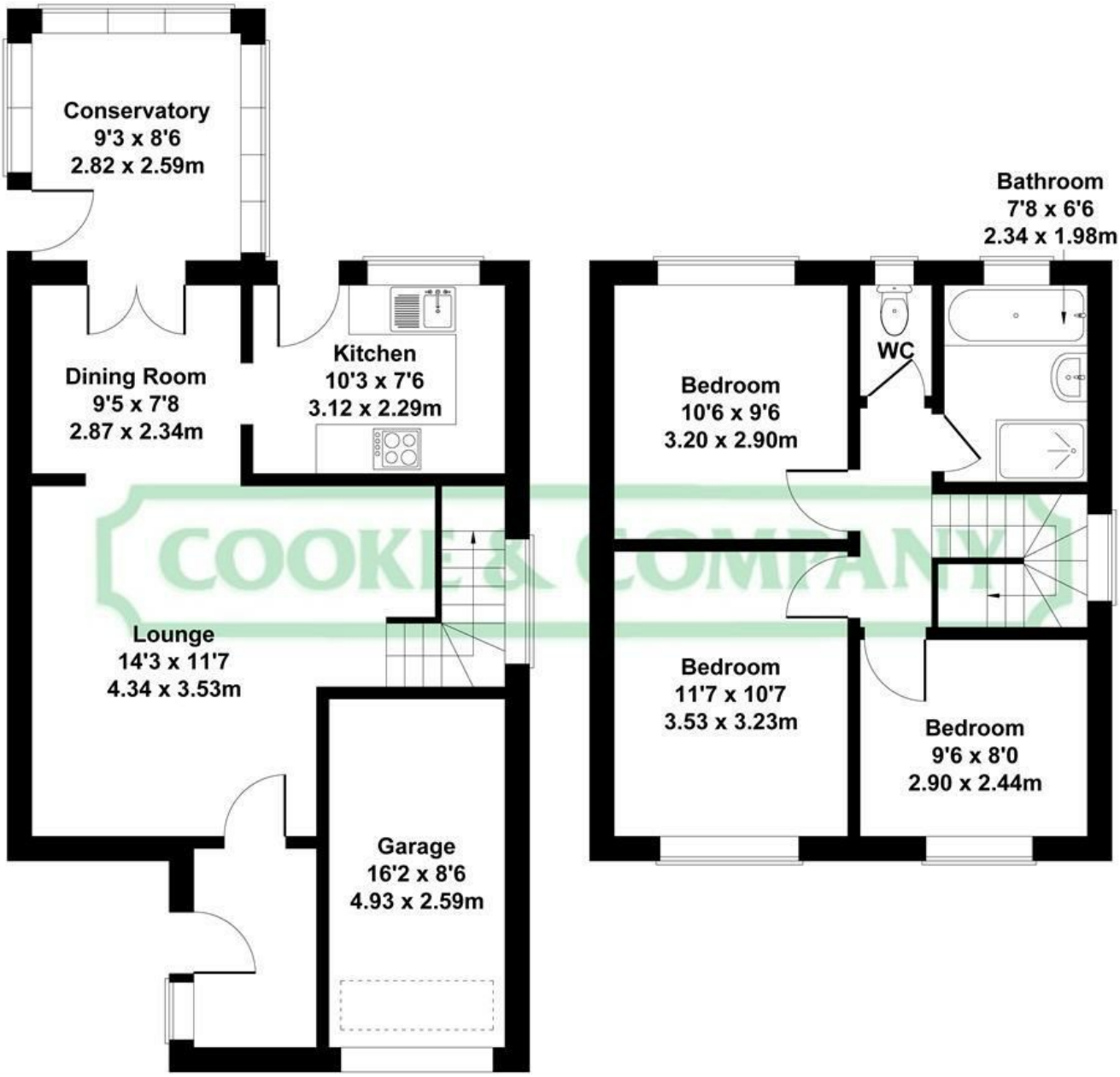






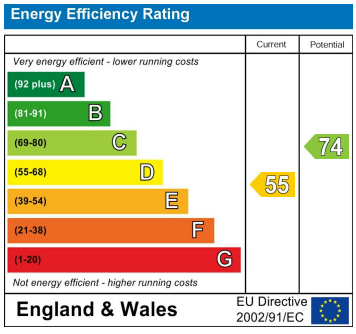
Floor Plan

Approximate Gross Internal Area
1059 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2026
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.



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