

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Rigley Potts Park, Hindley

Situated in a much sought after location is this well-presented four-bedroom detached house offering generous living space perfect for family living to include an attractive garden to the rear with ample off-road parking and a garage

**Asking Price £355,000**

# 22 Rigley Potts Park

## Hindley, WN2 4UN



In further the accommodation comprises:-

### GROUND FLOOR

#### ENTRANCE/HALL:

Under stairs storage cupboard.

#### LOUNGE

20'4 (max) x 10'7 (max). (6.10m'1.22m (max) x 3.05m'2.13m (max). )

TV Point. Radiator. Velux windows. French doors to rear garden

#### KITCHEN/DINING/FAMILY ROOM

27'1 (max) x 8'10 (max). ( 8.23m'0.30m (max) x 2.44m'3.05m (max).)

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Built in double oven. Gas hob. Extractor. Plumbing for washing machine. Radiator. TV point. Velux windows. Bay window.

#### DOWNSTAIRS WC

Low level WC. Built in vanity wash basin with storage. Modern radiator.

#### FIRST FLOOR:

#### LANDING:

#### BEDROOM

13'1 (max) x 12'2 (max). f (3.96m'0.30m (max) x 3.66m'0.61m (max). f)  
Fitted wardrobes. Radiator.

#### ENSUITE

Enclosed shower cubicle. Built in vanity wash basin with storage. Low level WC. Heated towel rail

#### BEDROOM

13'1 (max) x 10'8 (max). ( 3.96m'0.30m (max) x 3.05m'2.44m (max). )

BEDROOM: 13'1 (max) x 10'8 (max). Radiator. Fitted wardrobes

#### BEDROOM

10'4 (max) x 9'2 (max). (3.05m'1.22m (max) x 2.74m'0.61m (max).)

Radiator. Fitted wardrobes

#### BEDROOM

10'6 (max) x 8'10 (max). (3.05m'1.83m (max) x 2.44m'3.05m (max).)

Radiator. Fitted wardrobes.

#### BATHROOM

Bath with overhead shower fitment. Vanity built in wash basin with storage Low level WC. Heated towel rail.

#### OUTSIDE

#### GARAGE

21'2 (max) x 9'0 (max) (6.40m'0.61m (max) x 2.74m'0.00m (max) )

The property is approached over an entrance driveway with ample off-road parking leading to a garage

#### GARDENS

The garden to the rear is fully fenced and immaculately presented with a beautifully paved patio area with a wooden pergola perfect for outdoor entertaining. In addition, there is a mainly laid to lawn garden.

#### TENURE

Leasehold

#### VIEWING

By appointment with the agents as overleaf.

#### COUNCIL TAX

Council Tax Band D

#### PLEASE NOTE

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.

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.



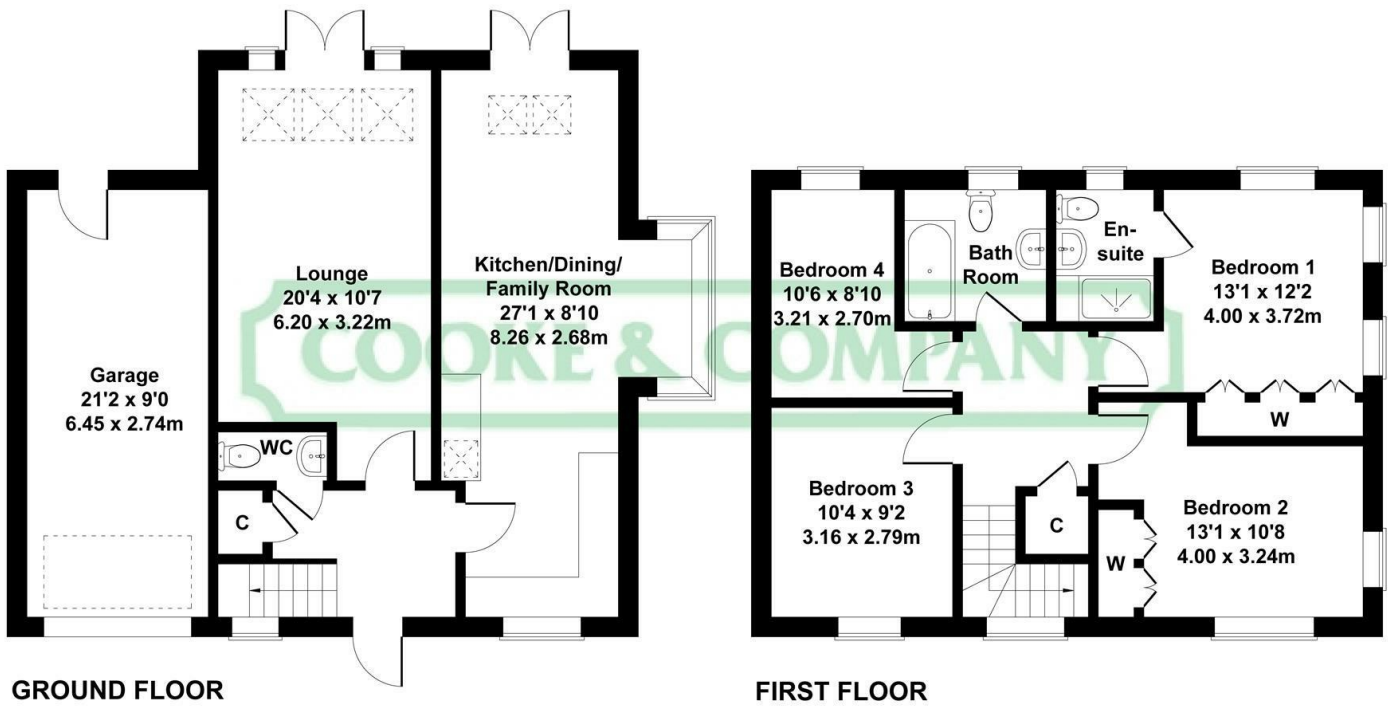
### Directions

WN2 4JN



# Floor Plan

Approximate Gross Internal Area  
1389 sq ft - 129 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	