

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Platt Fold Road, Leigh

Situated in a very popular area with good access to commuter routes via the V1 Guided Busway and a short distance to local schools is this semi detached 3-bedroom family home providing beautifully presented and spacious accommodation over two floors with off road parking for several vehicles and a private rear garden

Offers Over £285,000

151 Platt Fold Road

Leigh, WN7 1JP



- SITUATED IN A POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY

LOUNGE

16'2 (max) x 11'3(max) (4.88m'0.61m (max) x 3.35m'0.91m(max))
TV Point. Feature fire and surround. Radiator. Bi fold doors to rear garden.

DINING ROOM

12'8 (max) x 11'3 (max) (3.66m'2.44m (max) x 3.35m'0.91m (max))
Bay window. Radiator.

KITCHEN

9'8 (max) x 7'0 (max) (2.74m'2.44m (max) x 2.13m'0.00m (max))
Fully fitted with wall and base units. Inset sink with mixer tap. Plumbing for washing machine. Built in oven. Hob. Extractor.

FIRST FLOOR:

LANDING:

BEDROOM

14'3 (max) x 11'3 (max) (4.27m'0.91m (max) x 3.35m'0.91m (max))
Radiator. Fitted wardrobes. TV point.

BEDROOM

12'8 (max) x 11'3 (max) (3.66m'2.44m (max) x 3.35m'0.91m (max))
Radiator. Fitted wardrobes. Radiator. Bay window.

BEDROOM

7'9 (max) x 7'0 (max) (2.13m'2.74m (max) x 2.13m'0.00m (max))
Radiator.

BATHROOM

Panelled bath with overhead shower fitment. Shower screen. Vanity built in wash hand basin with storage. Low level WC. Radiator.

OUTSIDE:

PARKING

The property is approached via double gates leading to a large block paved driveway offering ample off-street parking.

GARDENS

The property is garden fronted. To the rear is a

large mainly laid to lawn garden with established plants and shrubs. In addition, there are two beautifully paved patio areas perfect for outdoor entertaining.

TENURE

Leasehold

COUNCIL AND TAX BAND:

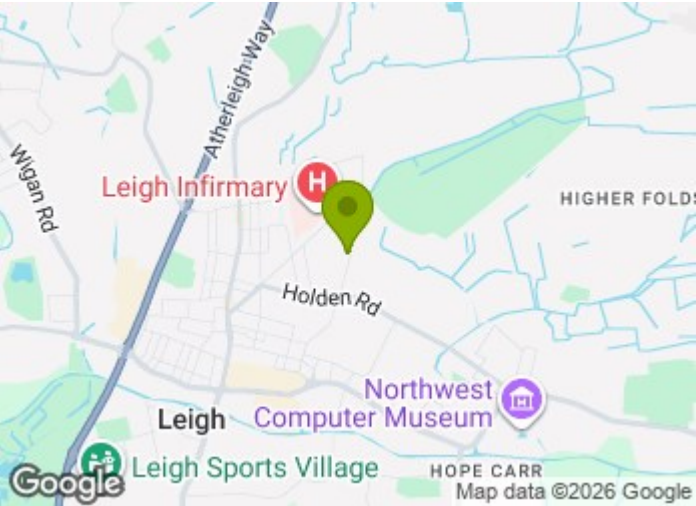
Wigan Council Tax Band C.

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

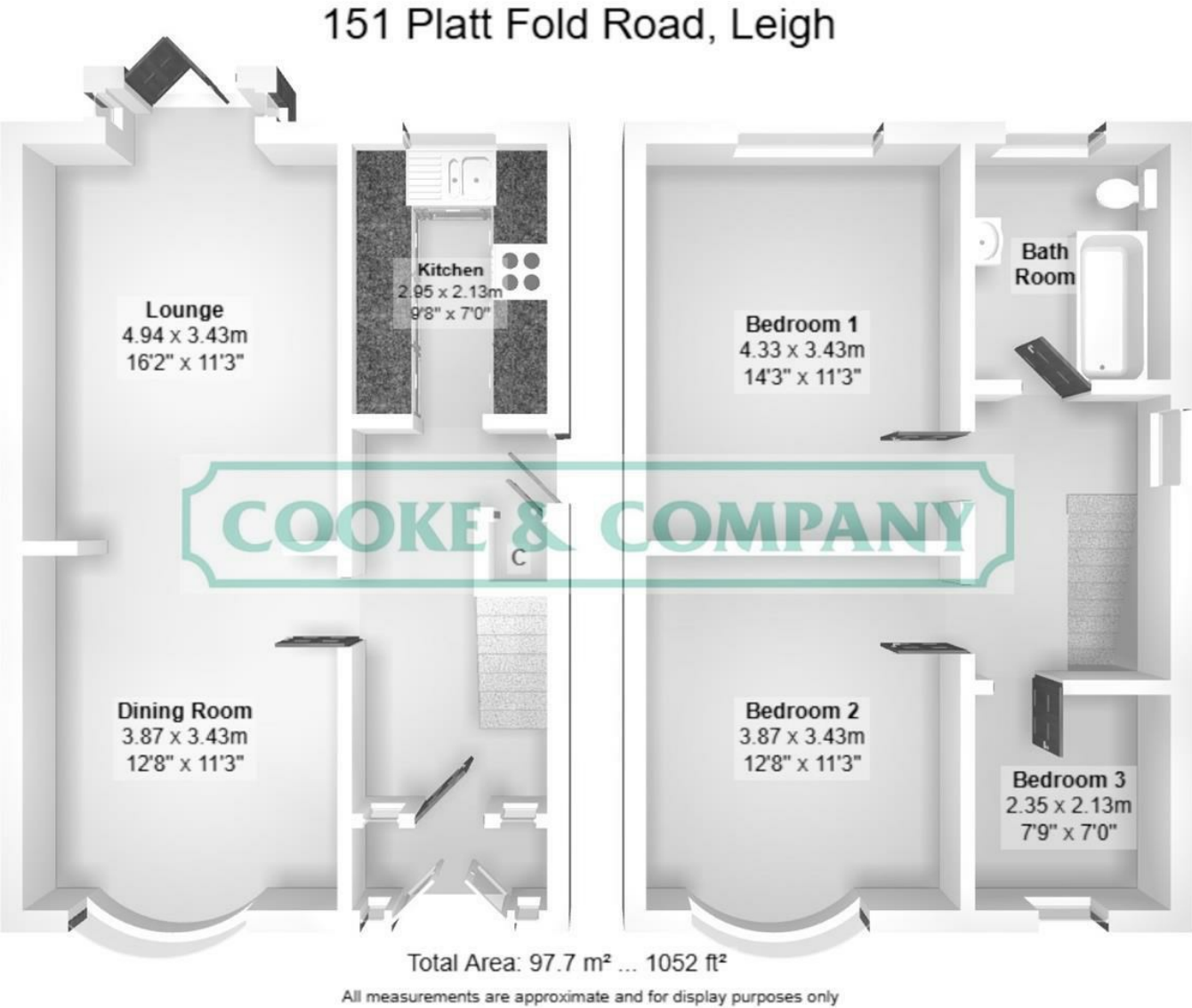
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 1JP



Floor Plan



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC