

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Elmridge, Leigh

Located in a quiet and friendly cul-de-sac, this well-presented detached bungalow offers easy, single-level living, with a spacious lounge, new modern kitchen, bright dining area, conservatory, three light-filled bedrooms, a newly fitted bathroom/WC, lovely cottage-style gardens, detached garage and ample parking for visitors.

**Asking Price £265,000**

## **ENTRANCE HALL**

Radiator.

**BEDROOM 2 9'5 (max) x 8'5 (max) (2.87m (max) x 2.57m (max) )**

Radiator.

**BEDROOM 3 8'11 (max) x 7'9 (max) (2.72m (max) x 2.36m (max) )**

Radiator.

**BEDROOM 1 11'1 (max) x 8'5 (max) (3.38m (max) x 2.57m (max) )**

Radiator.

## **BATHROOM/WC**

Shower cubicle. Vanity unit wash hand basin. Low level WC. Radiator. Fully tiled walls.

**LOUNGE 16'0 (max) x 10'2 (max) (4.88m (max) x 3.10m (max) )**

Radiator. Open to :

**DINING ROOM 9'9 (max) x 7'11 (max) (2.97m (max) x 2.41m (max) )**

Patio doors to Conservatory.

**CONSERVATORY 9'2 (max) x 7'7 (max) (2.79m (max) x 2.31m (max) )**

Under floor heating. Door to rear garden.

**KITCHEN 9'5 (max) x 8'11 (max) (2.87m (max) x 2.72m (max) )**

Fitted with base units and wall cupboards. Integrated Oven. Hob and Extractor Hood. Dishwasher included and washing machine.. Inset sink with mixer tap.

## **OUTSIDE :**

**DETACHED GARAGE 17'2 (max) x 8'2 (max) (5.23m (max) x 2.49m (max) )**

Private driveway providing off road parking leading to the garage.

## **GARDENS**

Gardens are to the front and rear, mostly laid to lawn with well stocked beds and borders.

## **TENURE :**

Freehold.

## **COUNCIL AND TAX BAND**

Wigan Council Tax Band C.

## **SERVICES (NOT TESTED)**

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.

Floor Plan

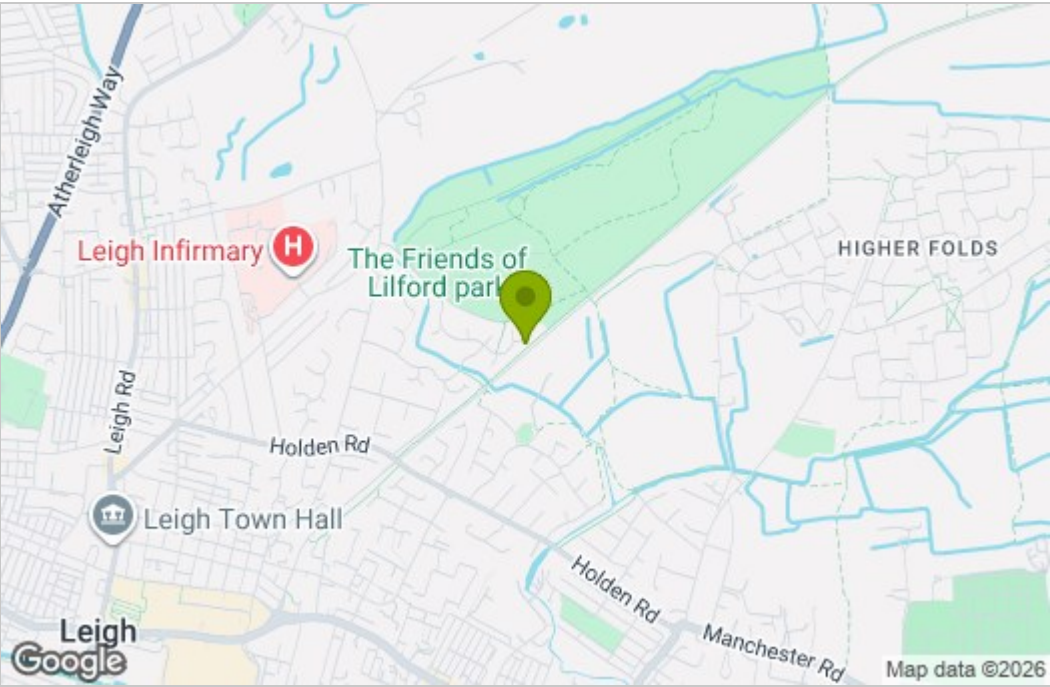
54, Elmridge, Leigh.

Gross internal area(excluding garage)approx :-  
73 sq m / 790 sq ft

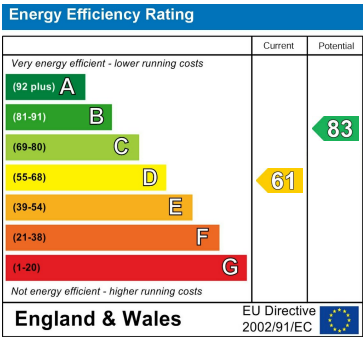


This plan is for layout guidance only. Not drawn to scale unless otherwise stated.  
Whilst every care is taken in the preparation of this plan, please check all

Area Map



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.