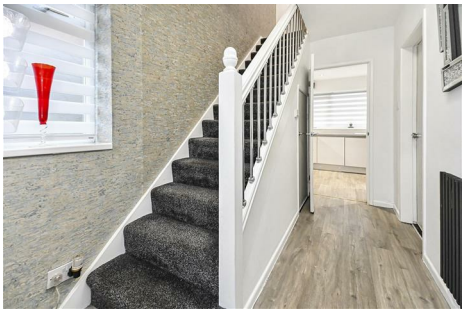
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Mallory Drive, Leigh

A very well presented
and spacious four bedroom fully modernised
detached family home with good sized gardens to the
front and rear to include ample off road parking to the front and situated in
cul de sac position in a very popular and sought after residential location
with good access to the town centre and V1 service bus routes to Manchester

(EXELLENT FAMILY HOME – MUST BE VIEWED)

Asking Price £325,000

29 Mallory Drive

Leigh, WN7 2HY

4 2 2 D

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL
Radiator

LOUNGE
12'6 (max) x 12'3 (max) (3.66m'1.83m (max) x 3.66m'0.91m (max))
Media wall. Built in electric feature fire. Radiator

KITCHEN/DINING ROOM
15'1 (max) x 7'5 (max) (4.57m'0.30m (max) x 2.13m'1.52m (max))
KITCHEN /DINING ROOM 15'1 (max) x 7'5 (max) Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Built in oven. Hob. Extractor. TV point. Radiator.

UTILITY
11'8 (max) x 6'11 (max) (3.35m'2.44m (max) x 1.83m'3.35m (max))
Fitted with wall and base units. Plumbing for washing machine Sink unit with mixer taps. Modern radiator.

BEDROOM
11'10 (max) x 11'8 (max) (3.35m'3.05m (max) x 3.35m'2.44m (max))
Fitted mirrored wardrobes. Radiator.

CONSERVATORY
10'9 (max) x 8'5 (max) (3.05m'2.74m (max) x 2.44m'1.52m (max))
Radiator. Doors to rear.

FIRST FLOOR:

LANDING
Modern radiator.

BEDROOM
11'1 (max) x 10'0 (max) (3.35m'0.30m (max) x 3.05m'0.00m (max))
Fitted wardrobes and units. Modern radiator. TV point.

BEDROOM
9'7 (max) x 8'9 (max) (2.74m'2.13m (max) x 2.44m'2.74m (max))
Modern radiator.

BEDROOM
8'11 (max) x 8'0 (max) (2.44m'3.35m (max) x 2.44m'0.00m (max))
TV point. Fitted wardrobes.

BATHROOM
Panelled bath with shower fitment over bath. Shower screen Vanity wash hand basin with storage. Low level WC. Fully tiled walls

WC
Low level WC

OUTSIDE:

PARKING
The property is approached over a spacious driveway which provides ample off road parking to the front.

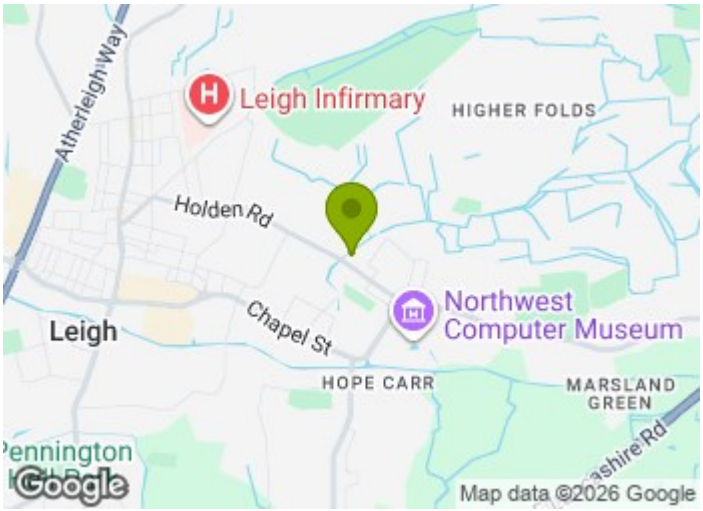
GARDENS
The garden to the rear, is mainly laid to lawn with surrounding flowerbeds, borders and paved patio area. There is also a covered seating area which is perfect for outdoor entertaining.

TENURE
Leasehold

COUNCIL TAX
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 2HY

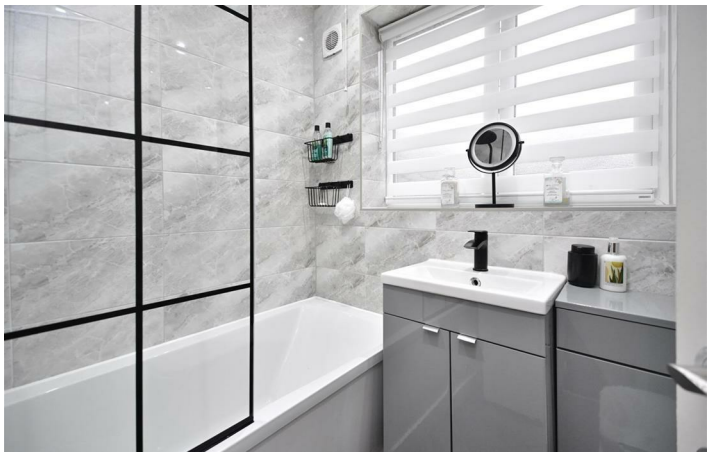












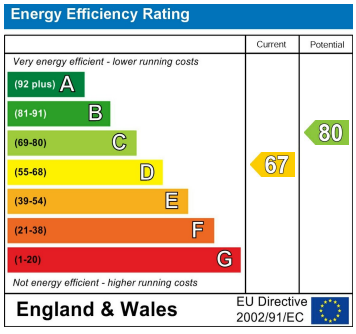



GIN O'CLOCK WEEKEND BE-GIN

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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