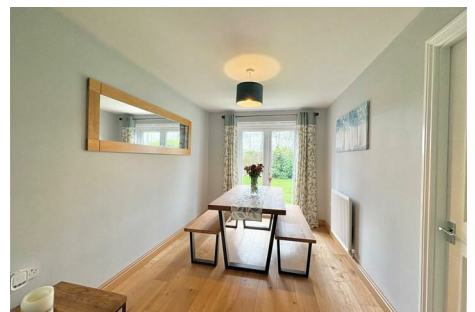


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wintergreen Close, Leigh

Situated in a very popular residential location and within a short walk to the Leigh Sports Village and access to public transport routes and local schools is this detached home with four bedrooms offering very spacious and well proportioned living accommodation to include gardens to the front and rear with a driveway providing off road parking and a garage

Asking Price £315,000

6 Wintergreen Close

Leigh, WN7 4BL



- NO CHAIN
- SOUGHT AFTER LOCATION
- OPEN ASPECT TO THE REAR
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

LOUNGE

14'7 (max) x 12'5 (max) (4.27m'2.13m (max) x 3.66m'1.52m (max))
TV point. Radiator. Oak engineered flooring.

KITCHEN/DINER

11'2 (max) x 10'10 (max) (3.35m'0.61m (max) x 3.05m'3.05m (max))
Fully fitted with wall and base units. Sink with mixer tap. Oven. Gas hob.
Extractor hood. Part tiled walls.

DINING ROOM

11'2 (max) x 8'1 (max). (3.35m'0.61m (max) x 2.44m'0.30m (max).)
Radiator. Oak engineered flooring. Doors to rear of property

UTILITY ROOM

7'3 (max) x 5'2 (max) (2.13m'0.91m (max) x 1.52m'0.61m (max))
Radiator. Plumbing for washing machine. Door to rear of property.

CLOAKROOM/WC:

Pedestal wash basin. Radiator.

GARAGE

17'7 (max) x 8'10 (max) (5.18m'2.13m (max) x 2.44m'3.05m (max))

FIRST FLOOR:

BEDROOM

11'9 (max) x 11'8 (max) (3.35m'2.74m (max) x 3.35m'2.44m (max))
Radiator

ENSUITE

Shower cubicle. Low level WC. Built in vanity wash basin with storage.

BEDROOM

12'8 (max) x 9'9 (max) (3.66m'2.44m (max) x 2.74m'2.74m (max))
Radiator.

BEDROOM

13'10 (max) x 8'9 (max) (3.96m'3.05m (max) x 2.44m'2.74m (max))
Radiator..

BEDROOM

11'4 (max) x 9'1 (max) (3.35m'1.22m (max) x 2.74m'0.30m (max))
Radiator.

BATHROOM

7'1 (max) x 6'3 (max) (2.13m'0.30m (max) x 1.83m'0.91m (max))
Panelled bath. Low level WC. Wash basin. Partly tiled walls.

OUTSIDE:

PARKING

The property has a driveway which provides off road parking leading to a garage.

GARDENS

The property is garden fronted with established plants, trees and shrubs. The private rear garden is fully fenced and mainly laid to lawn. There is a patio area laid with blue slate and the garden benefits from an open aspect to the rear.

TENURE

Leasehold

COUNCIL TAX

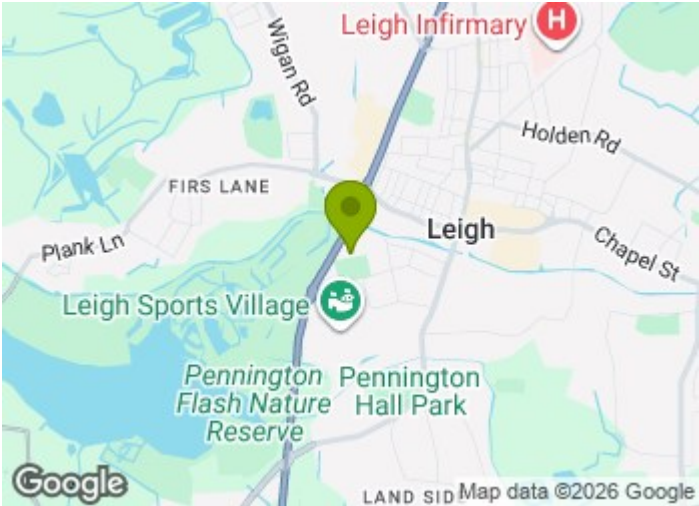
Wigan Council Tax Band D.

VIEWING

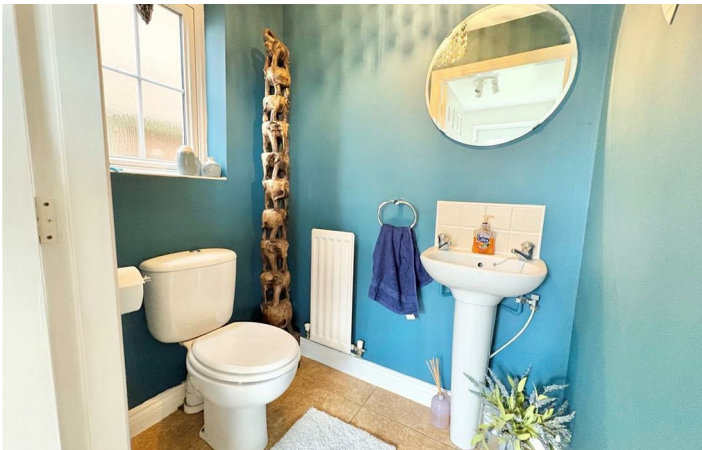
By appointment with the agents as overleaf.

PLEASE NOTE

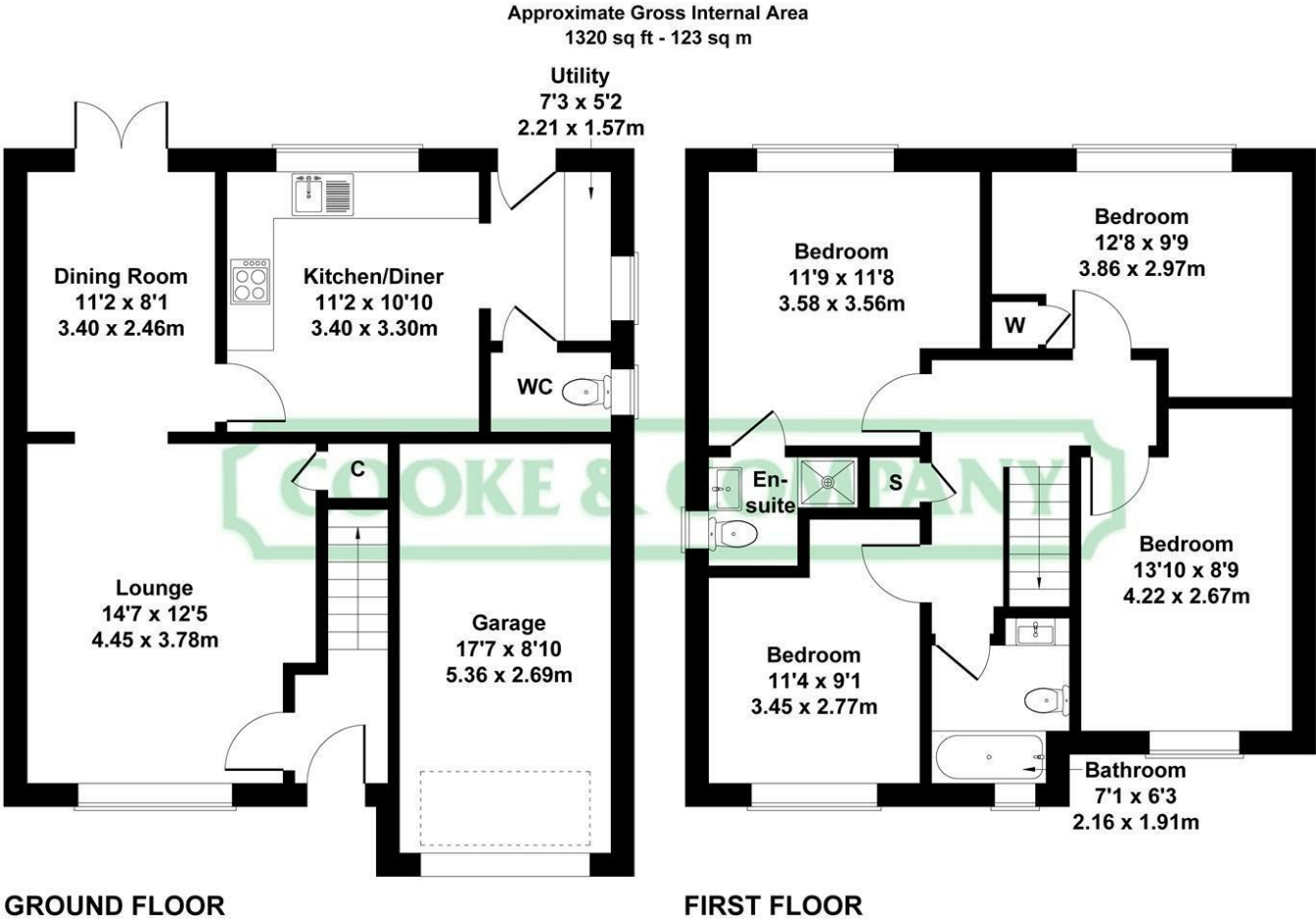
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 4BL



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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