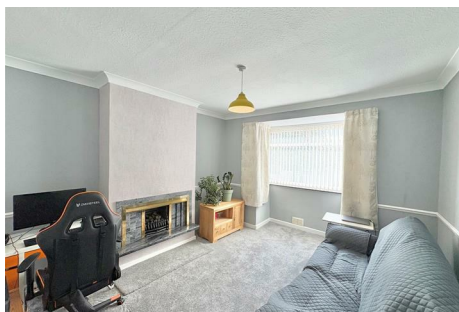


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Entwistle Grove, Leigh

Situated in a very popular and sought after location and close to excellent commuter links to Manchester, via the A580 East Lancs and Guided Busway, is this well presented three-bedroom semi-detached family home offering spacious living accommodation over two floors to include ample off-road parking leading to a detached garage and with gardens to the front and to the rear

Asking Price £275,000

7 Entwistle Grove

Leigh, WN7 3DQ



- SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION
- CLOSE TO CIOMMUTER LINKS
- IDEAL FAMILY HOME
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

ENTRANCE

LOUNGE

14'10 (max) x 12'0 (max) (4.27m'3.05m (max) x 3.66m'0.00m (max))
TV Point. Feature fireplace. Radiator.

DINING ROOM

11'1 (max) x 9'2 (max) (3.35m'0.30m (max) x 2.74m'0.61m (max))
Radiator.

KITCHEN

11'1 (max) x 9'11 (max) (3.35m'0.30m (max) x 2.74m'3.35m (max))
Fully fitted kitchen with wall and base cupboards.
Sink unit with mixer taps. Plumbing for washing machine. Extractor hood. Part tiled walls.
Radiator.

FIRST FLOOR:

LANDING

BEDROOM

14'10 (max) x 12'0 (max) (4.27m'3.05m (max) x 3.66m'0.00m (max))
Fully fitted wardrobes. Radiator.

BEDROOM

11'2 (max) x 10'6 (max) (3.35m'0.61m (max) x 3.05m'1.83m (max))
Radiator.

BEDROOM

8'2 (max) x 7'0 (max) (2.44m'0.61m (max) x 2.13m'0.00m (max))
Radiator.

FAMILY SHOWER ROOM

Modern shower room with large enclosed shower cubicle. Built in vanity wash basin with storage.
Low level WC. Heated chrome towel rail. Full tiled.

OUTSIDE:

PARKING

The property is approached via a large block paved entrance driveway which provides ample off-road parking, leading to double gates with access to a large detached garage

GARDENS

The property is garden fronted. The garden to the rear is mainly laid to lawn with surrounding flowerbeds, borders and a raised block paved patio area, perfect for outdoor entertaining.

TENURE

Leasehold

COUNCIL TAX

Wigan Borough 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 3DQ



Floor Plan

7 Entwistle Grove, Leigh,



Total Area: 91.3 m² ... 982 ft²
All measurements are approximate and for display 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	84
EU Directive 2002/91/EC		