

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Atherton

Situated in a very popular and well established residential location with good access to public transport routes and local schools is this four-bedroom detached family home offering spacious accommodation over two floors to include ample off road parking with a garage and garden to the rear

Asking Price £395,000

292 Leigh Road

Atherton, M46 0RN



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY:

DINING ROOM

13'11 (max) x 9'11 (max) (4.24m (max) x 3.02m (max))
Bay window. TV point. Red brick feature fireplace. 2 x radiators.

LOUNGE

18'3 (max) x 11'11 (max) (5.49m'0.91m (max) x 3.35m'3.35m (max)
Fire place. Radiator. Doors to conservatory.

KITCHEN

17'0 (max) x 8'0 (max) (5.18m (max) x 2.44m (max))
Fully fitted kitchen with wall cupboards and base units. Inset sink with mixer tap. Extractor hood. Plumbing for washing machine. Tiled floors. Door to outside.

CLOAKROOM/WC

CONSERVATORY

12'5 (max) x 10'1 (max) (3.78m (max) x 3.07m (max))
Radiator. French doors to outside.

GARAGE

11'11 (max) x 8'7 (max) (3.63m (max) x 2.62m (max))

STORE

11'3 (max) x 8'7 (max) (3.43m (max) x 2.62m (max))

FIRST FLOOR:

LANDING

BEDROOM

12'0 (max) x 11'7 (max) (3.66m (max) x 3.53m (max))
Fitted wardrobes. Radiator

ENSUITE

Pedestal wash basin. Shower cubicle. Low level WC.

BEDROOM

11'7 (max) x 8'11 (max) (3.53m (max) x 2.72m (max))
Fitted wardrobes. Radiator.

BEDROOM

10'0 (max) x 9'3 (max) (3.05m (max) x 2.82m (max))
Fitted wardrobes. Radiator.

BEDROOM

8'10 (max) x 8'8 (max) (2.69m (max) x 2.64m (max))
Radiator.

BATHROOM

Panelled bath with hand held shower fitment. Pedestal wash basin. Low level WC. Tiled walls

OUTSIDE:

PARKING

The property is approached over an entrance driveway which provides ample off-road parking to the front for several vehicles leading to a covered car port and garage.

GARDENS

The front garden is mainly laid to lawn with raised flower

beds. The rear garden has a paved area leading to a large mainly laid to lawn garden with established plants, trees and shrubs.

TENURE

Leasehold

COUNCIL TAX

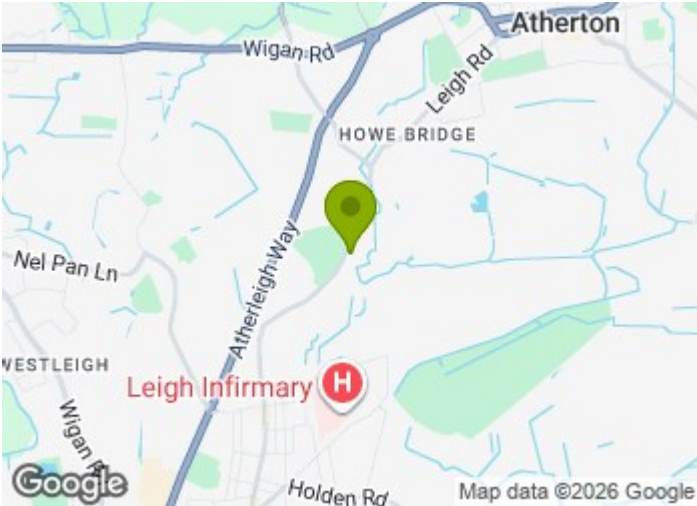
Council Tax Band D

VIEWING

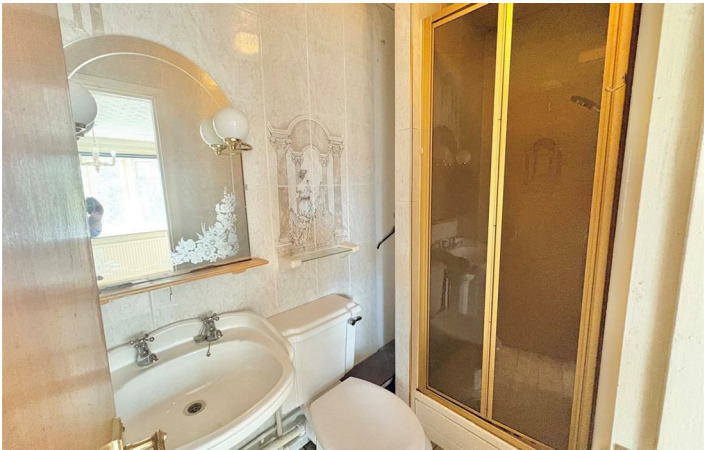
VIEWING: By appointment with the agents as overleaf.

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.

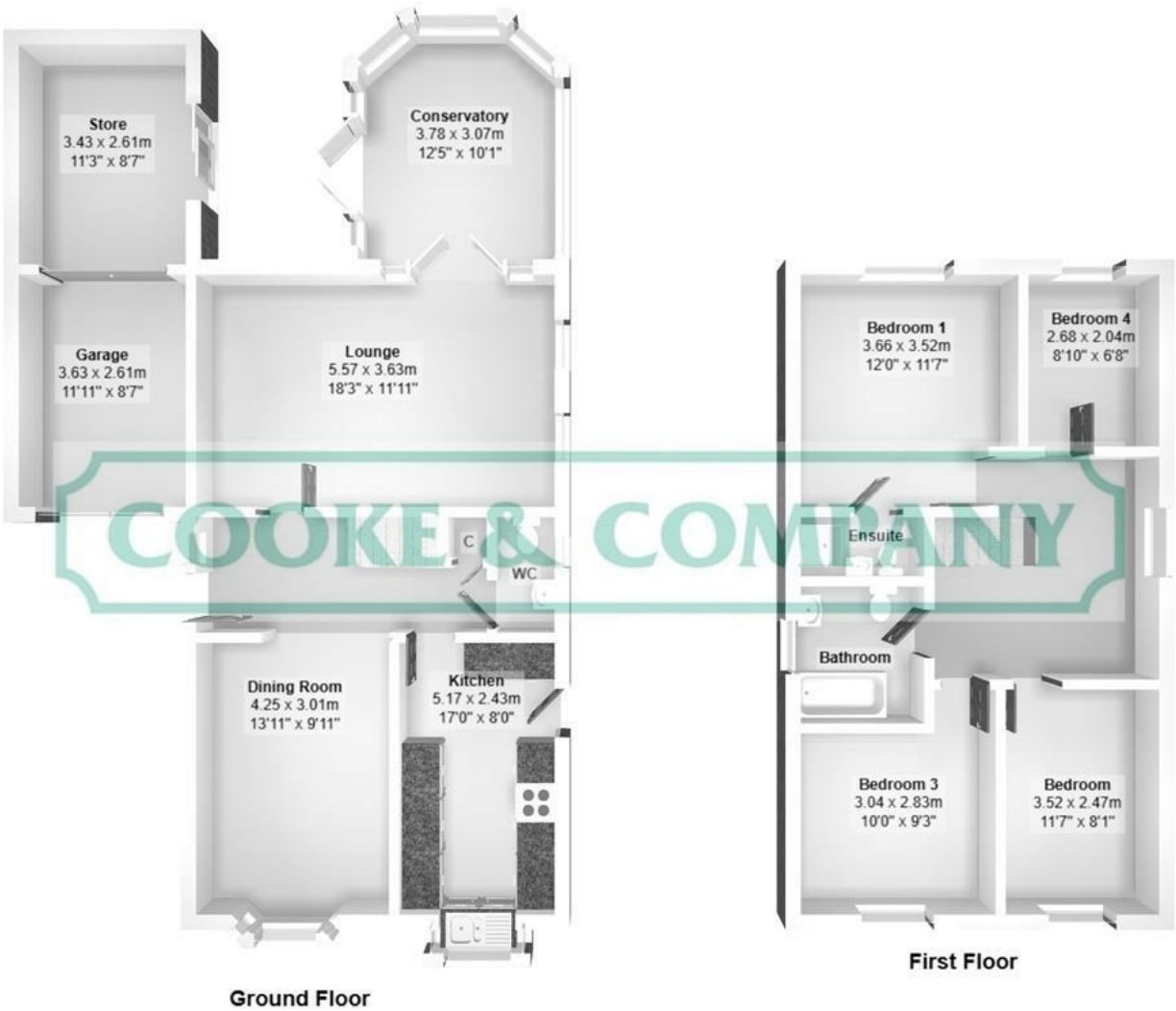


Directions
M46 0RN



Floor Plan

292 Leigh Road, Atherleigh



Total Area: 144.2 m² ... 1552 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC