

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Manchester

Situated on one of the most prestigious roads in Worsley is this extremely well proportioned five bedroom detached family home offering generous and spacious living accommodation over two floors to include mature gardens to three sides, open views too the front feature private driveway way leading to off road parking along with integral and detached garage

Offers Over £1,350,000

294 Leigh Road

Worsley, Manchester, M28 1LH



In further the accommodation comprises:-

RECEPTION HALL/AREA

17'2 (max) x 11'2 (max) (5.18m'0.61m (max) x 3.35m'0.61m (max))
Radiator.

SITTING ROOM/BAR

16'3 (max) x 7'4 (max) (4.88m'0.91m (max) x 2.13m'1.22m (max))
Radiator.

LOUNGE

20'4 (max) x 11'8 (max) (6.10m'1.22m (max) x 3.35m'2.44m (max))
Tv point. Radiators.

DINING ROOM

16'7 (max) x 11'5 (max) (4.88m'2.13m (max) x 3.35m'1.52m (max))
Radiators.

KITCHEN

18'4 (max)x 11'2 (max) (5.49m'1.22m (max)x 3.35m'0.61m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer taps.
Oven hob and extractor fan.

CLOAKROOM

Wash hand basin. Low level WC

FIRST FLOOR:

LANDING

MASTER BEDROOM

20'5 (max) x 8'6 (max) (6.10m'1.52m (max) x 2.44m'1.83m (max))
Radiator.

WALK IN WARDROBE

EN-SUITE

11'0 (max) x 6'4 (max) (3.35m'0.00m (max) x 1.83m'1.22m (max))
Panelled bath. Vanity wash hand basin. Low level WC. Tiled walls.

BEDROOM

13'0 (max) x 11'8 (max) (3.96m'0.00m (max) x 3.35m'2.44m (max))
Radiator.

BEDROOM

7'8 (max) x 5'6 (max) (2.13m'2.44m (max) x 1.52m'1.83m (max))
Radiator.

BEDROOM

11'9 (max) x 8'4 (max) (3.35m'2.74m (max) x 2.44m'1.22m (max))
Radiator.

BEDROOM

16'4 (max) x 9'2 (max) (4.88m'1.22m (max) x 2.74m'0.61m (max))
Radiator.

EN-SUITE

9'1 (max) x 5'5 (max) (2.74m'0.30m (max) x 1.52m'1.52m (max))
Shower cubicle. Pedestal wash hand basin. Low level WC.

FAMILY BATHROOM

10'4 (max) x 5'7 (max) (3.05m'1.22m (max) x 1.52m'2.13m (max))
Panelled bath with shower fitment over bath. Pedestal wash hand basin.
Low level WC.

OUTSIDE:

GARAGE/INTEGRAL GARAGE

The property is approached via private entrance driveway leading up the main property leading to the integral garage. The garage has dual access to both the front and back and is complete with power and lighting. A further garage is located to the rear of the property.

GARDENS

. The gardens are very generous and private to both front and rear, mainly laid to lawn with mature trees, stocked borders and patio area.

TENURE

Leasehold.

VIEWING

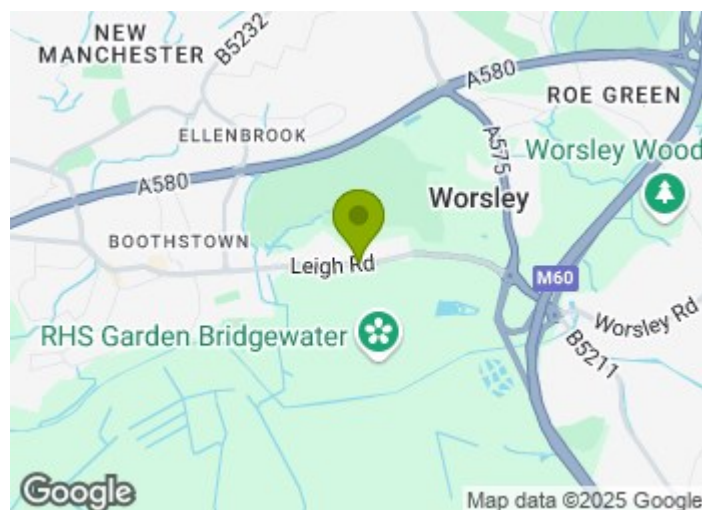
By appointment with the agents as overleaf.

COUNCIL TAX BAND

G (Salford Borough Council)

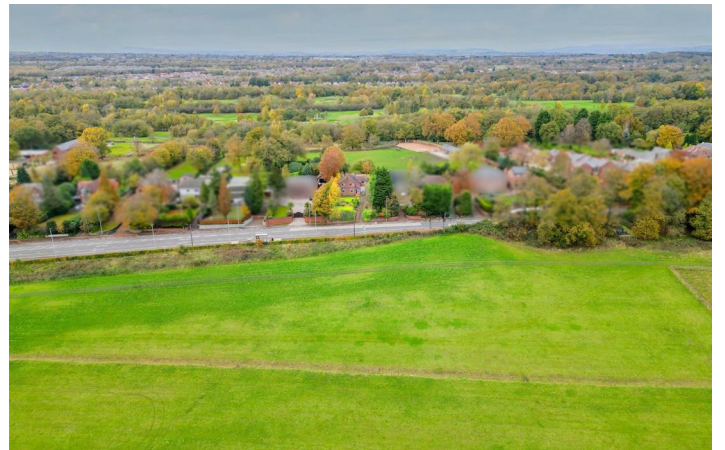
PLEASE NOTE

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.



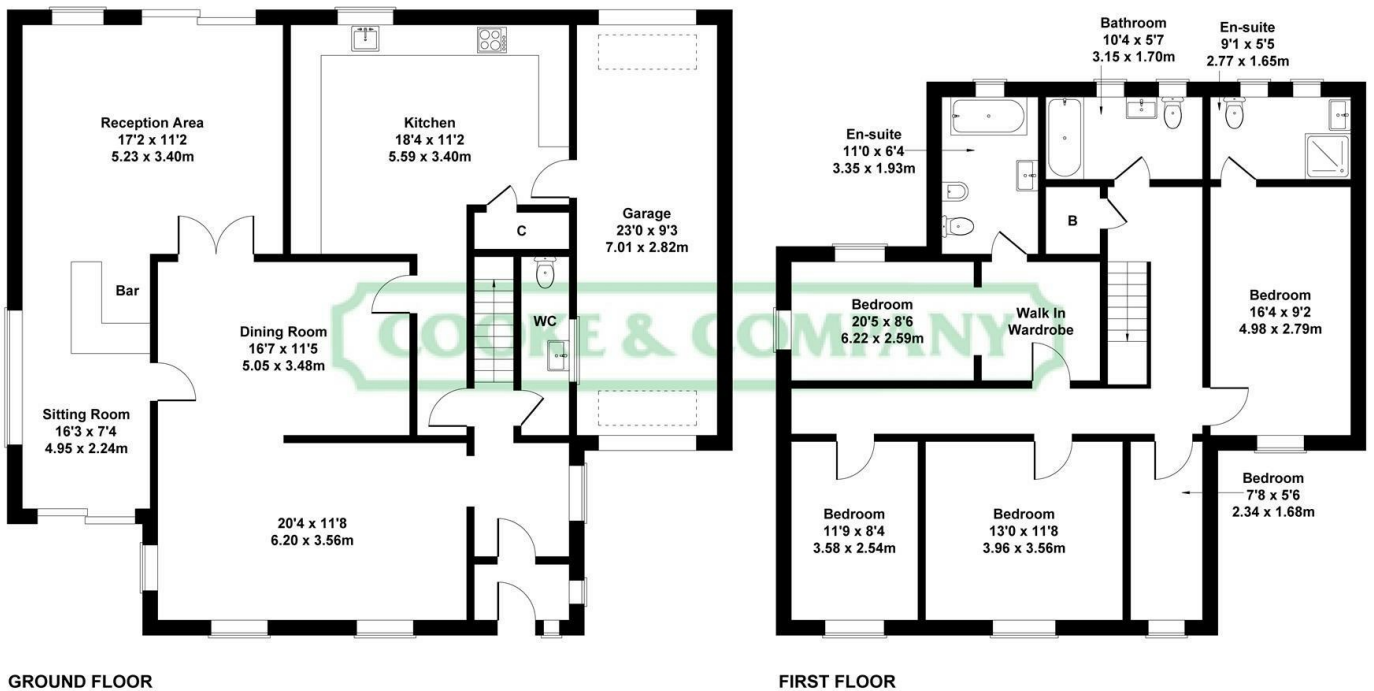
Directions

Sat Nav Ref: M28 1LH



Floor Plan

Approximate Gross Internal Area
2649 sq ft - 246 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative 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 firm's 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		
(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		EU Directive 2002/91/EC	