COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









# Dorothy Grove, Leigh

Situated in a popular location
with good access to the Town Centre and public transport routes
is this well presented three-bedroom semi-detached family home
offering attractive living accommodation over two floors
to include a conservatory, off road parking to the front
and a private rear garden

**Asking Price £174,995**

# 3 Dorothy Grove

## Leigh, WN7 4DD

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- SITUATED IN A POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

**ENTRANCE HALL**
Radiator.

**LOUNGE**
13.5 (max) x 12'7 (max) (3.96m.1.52m (max) x 3.66m'2.13m (max))
Box Bay window. Feature fire and surround. Radiator. TV point

**KITCHEN/DINING ROOM:**
16'6 (max) x 10'11 (max) (4.88m'1.83m (max) x 3.05m'3.35m (max))
Fitted with base unit and wall cupboards, including display cabinets and breakfast bar. Plumbing for washing machine. Inset sink. Oven. Gas hob. Extractor hood. Dining area with doors to conservatory.

**CONSERVATORY**
8'7 (max) x 7'8 (max) (2.44m'2.13m (max) x 2.13m'2.44m (max) )
Doors to rear garden.

**CLOAKROOM/WC:**
Low level WC. Built in vanity wash basin.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**
12'8 (max) x 10'3 (max) (3.66m'2.44m (max) x 3.05m'0.91m (max))
Fitted wardrobes. Radiator.

**BEDROOM**
11'0 (max) x 10'2 (max) (3.35m'0.00m (max) x 3.05m'0.61m (max) )
Fitted wardrobes. Radiator.

**BEDROOM**
9'0 (max) x 6'0 (max) (2.74m'0.00m (max) x 1.83m'0.00m (max))
Radiator.

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

**OUTSIDE:**

**PARKING**
The front garden is block paved to provide ample off road parking.

**GARDENS**
Garden fronted with established plants and shrubs. There is side access to a rear patio garden area.

**TENURE**
Leasehold

**COUNCIL TAX**
Council Tax Band B

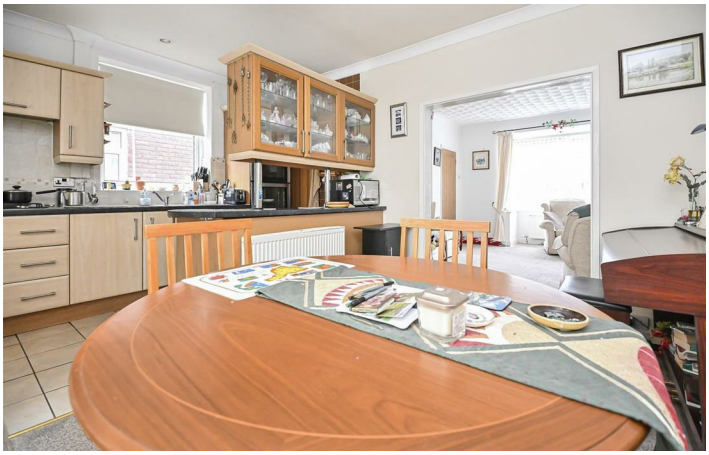
**VIEWING**
By appointment with the agents as overleaf.

**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 4DD











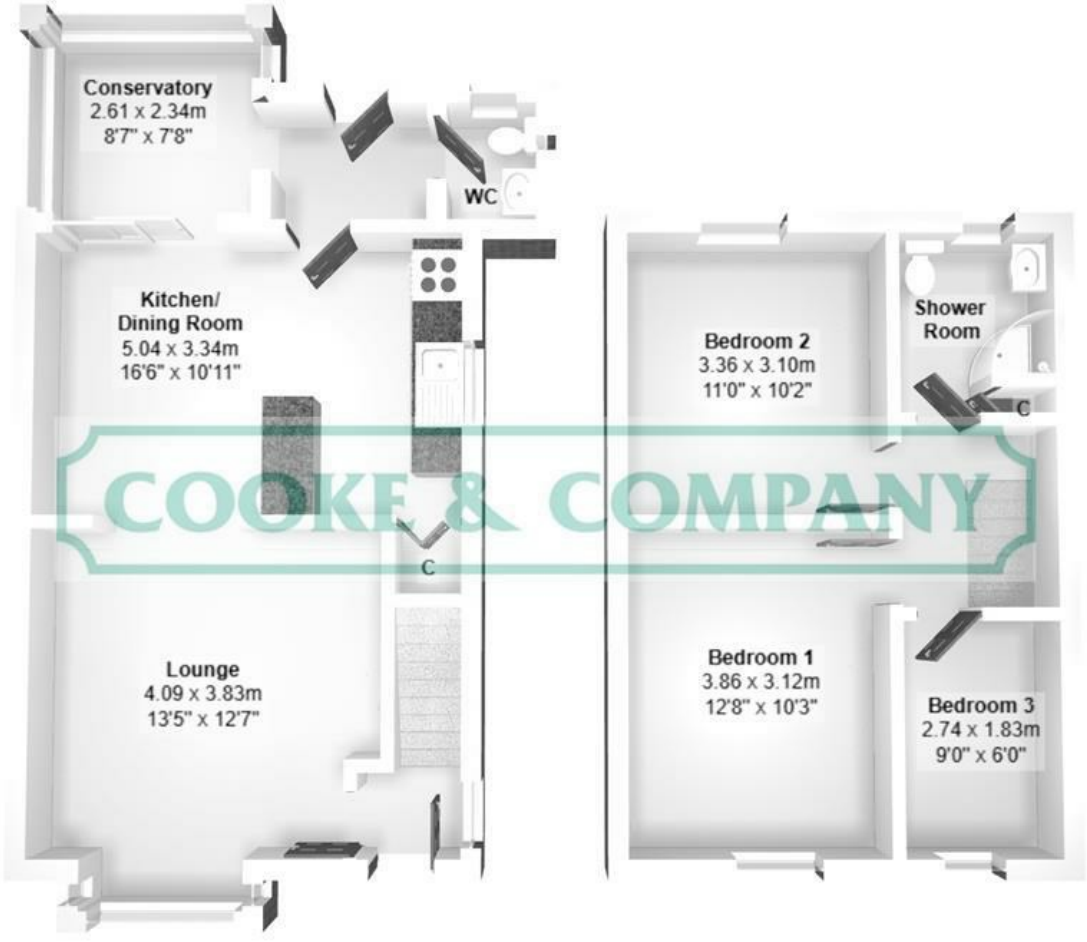






## Floor Plan

3 Dorothy Grove, Leigh

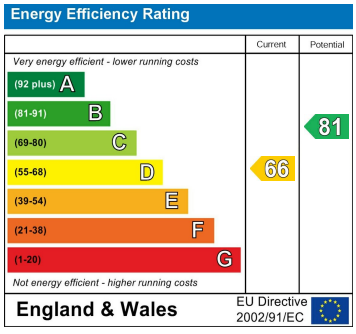



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Total Area: 86.4 m² ... 930 ft²

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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