COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Millside Close, Leigh

Situated in a quite cul de sac position and in a very popular and sought after location is this modern, spacious and beautifully presented three storey detached home with three bedrooms, double fully converted garage and a private rear garden

Asking Price £430,000

3 Millside Close

Leigh, WN7 2LY

3 4 1 B

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

WC/CLOAKROOM
Built in vanity wash hand basin with storage. Low level WC.

LOUNGE
18'3 (max) x 12'5 (max) (5.49m'0.91m (max) x 3.66m'1.52m (max))
Bay window. TV point. Radiator. Feature fire.

KITCHEN/DINING ROOM
20'6 (max) x 18'3 (max) (6.10m'1.83m (max) x 5.49m'0.91m (max))
Modern fitted kitchen with wall and base cupboards. Inset sink with mixer tap. Built in oven. Breakfast Island with gas hob. Radiator. TV point. Bi fold doors to rear.

FIRST FLOOR:

LANDING:

BEDROOM
12'6 (max) x 12'0 (max) (3.66m'1.83m (max) x 3.66m'0.00m (max))
Fitted wardrobes. TV point. Radiator.

BEDROOM
12'2 (max) x 9'0 (max) (3.66m'0.61m (max) x 2.74m'0.00m (max))
Radiator

BATHROOM
Bath with overhead shower fitment and shower screen. Vanity built in wash basin with storage. Low level WC. Heated towel rail. Fully tiled.

SHOWER ROOM
Large walk in shower. Vanity built in wash basin with storage. Low level WC. Fully tiled.

STUDY

SECOND FLOOR:

BEDROOM
18'4 (max) x 12'4 (max) (5.49m'1.22m (max) x 3.66m'1.22m (max))
Radiator. TV point. Roll top bath.

EN-SUITE

ROBE AREA
18'3 (max) x 10'3 (max) (5.49m'0.91m (max) x 3.05m'0.91m (max))
Fitted wardrobes and dressing table. Radiator.

OUTSIDE:

DOUBLE GARAGE/UTILITY
Fitted with wall and base units offering plenty of storage space. Plumbing for washing machine. Tumble dryer. Inset sink with mixer tap. Fully plastered. Floor covering. Spotlights. This space could easily be used as another room.

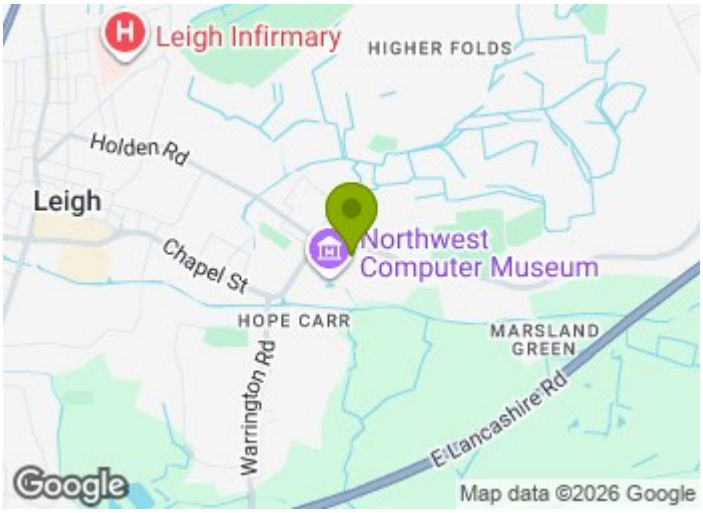
GARDENS
The property is approached over a block paved entrance pathway with raised flowerbeds. The property has a large private garden to the rear mainly laid to lawn with a paved patio area.

TENURE
Freehold

COUNCIL TAX
Council Tax Band E

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 2LY

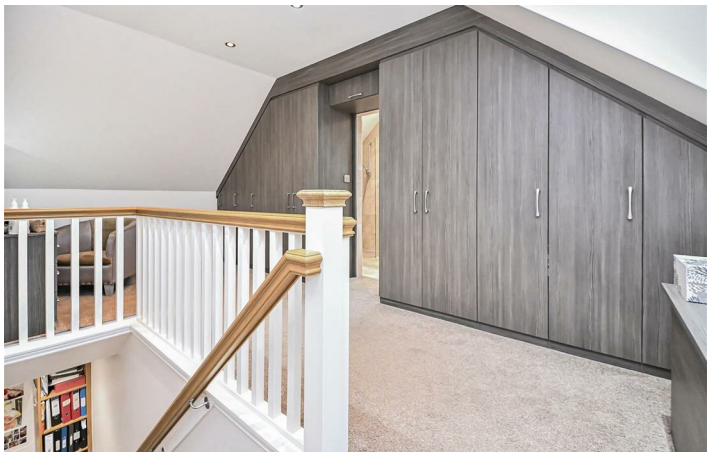

DELUXE
LAUNDRY
QUALITY









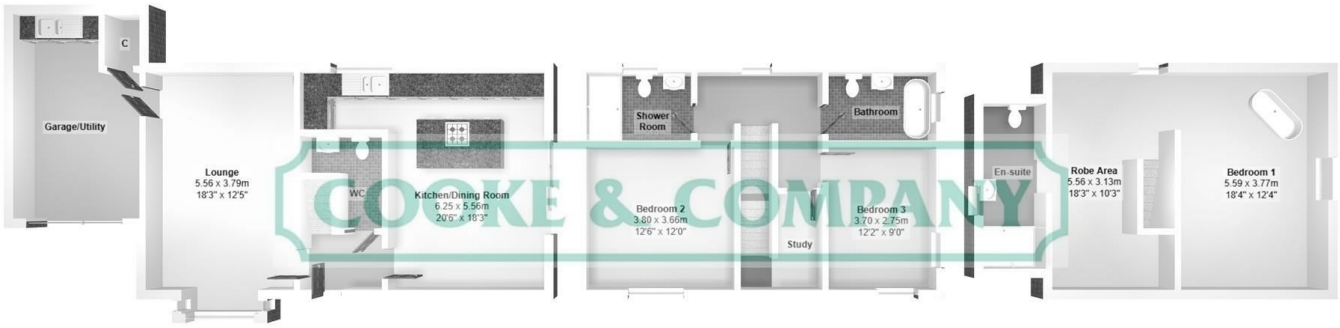






Floor Plan

3 Millside Close, Leigh

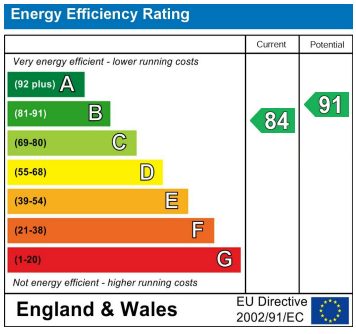


Ground Floor First Floor Second Floor

Total Area: 171.7 m² ... 1849 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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