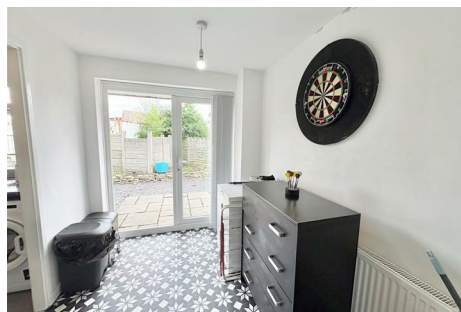


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Alpine Drive, Leigh

Situated in a popular and well established residential location with cul-de-sac position is this spacious dormer style bungalow with three bedrooms offering excellent family accommodation over two floors to include gardens to the front and rear, off road parking and a garage

**Asking Price £195,000**

# 13 Alpine Drive

Leigh, WN7 5HT



• NO ONWARD CHAIN

• CUL DE SAC POSITION

• LARGE GARDEN TO FRONT

In further the accommodation comprises:-

## GROUND FLOOR:

### LOUNGE

15'7 (max) x 14'6 (max). (4.57m'2.13m (max) x 4.27m'1.83m (max). )

Feature fire place. TV point. Radiator.

### DINING AREA

8'3 (max) x 6'9 (max). ( 2.44m'0.91m (max) x 1.83m'2.74m (max).)

Radiator. Doors to rear garden

### KITCHEN

8'1 (max) x 7'3 (max) ( 2.44m'0.30m (max) x 2.13m'0.91m (max))

Fully fitted kitchen with wall and base units. Sink unit with mixer taps. Oven and hob. Extractor fan. Plumbing for washing machine.

## FIRST FLOOR:

### LANDING:

### BEDROOM

13'7 (max) x 8'4 (max) (3.96m'2.13m (max) x 2.44m'1.22m (max))

Radiator

### BEDROOM

10'1 (max) x 8'4 (max). (3.05m'0.30m (max) x 2.44m'1.22m (max). )

Radiator

### BEDROOM

6'1 (max) x 5'8 (max). (1.83m'0.30m (max) x 1.52m'2.44m (max). )

Radiator

### BATHROOM

6'3 (max) x 5'6 (max) (1.91m (max) x 1.68m (max) )

Panelled bath with shower fitment over bath.

Pedestal wash hand basin. Fully tiled walls. Low level WC.

### OUTSIDE:

The property is approached over an entrance

driveway which provides off road parking to the front. The property also includes a garage.

### GARDENS

The gardens are to the front and rear. To the rear the garden is low maintenance and fully paved with side access.

### TENURE

Leasehold

### COUNCIL TAX

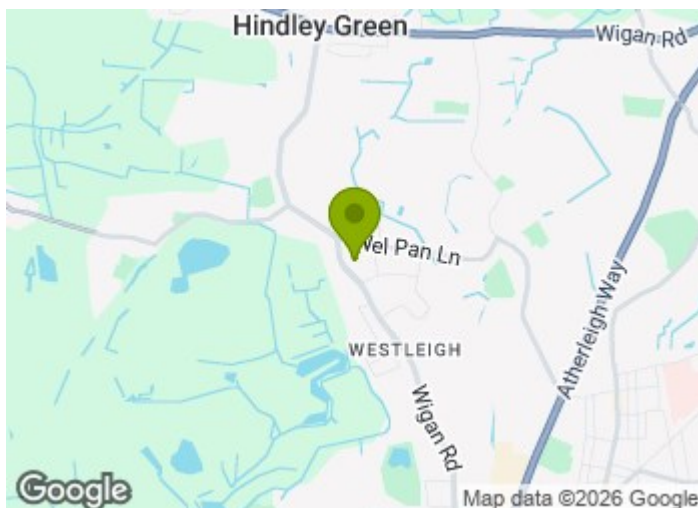
Council Tax Band B

### 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.

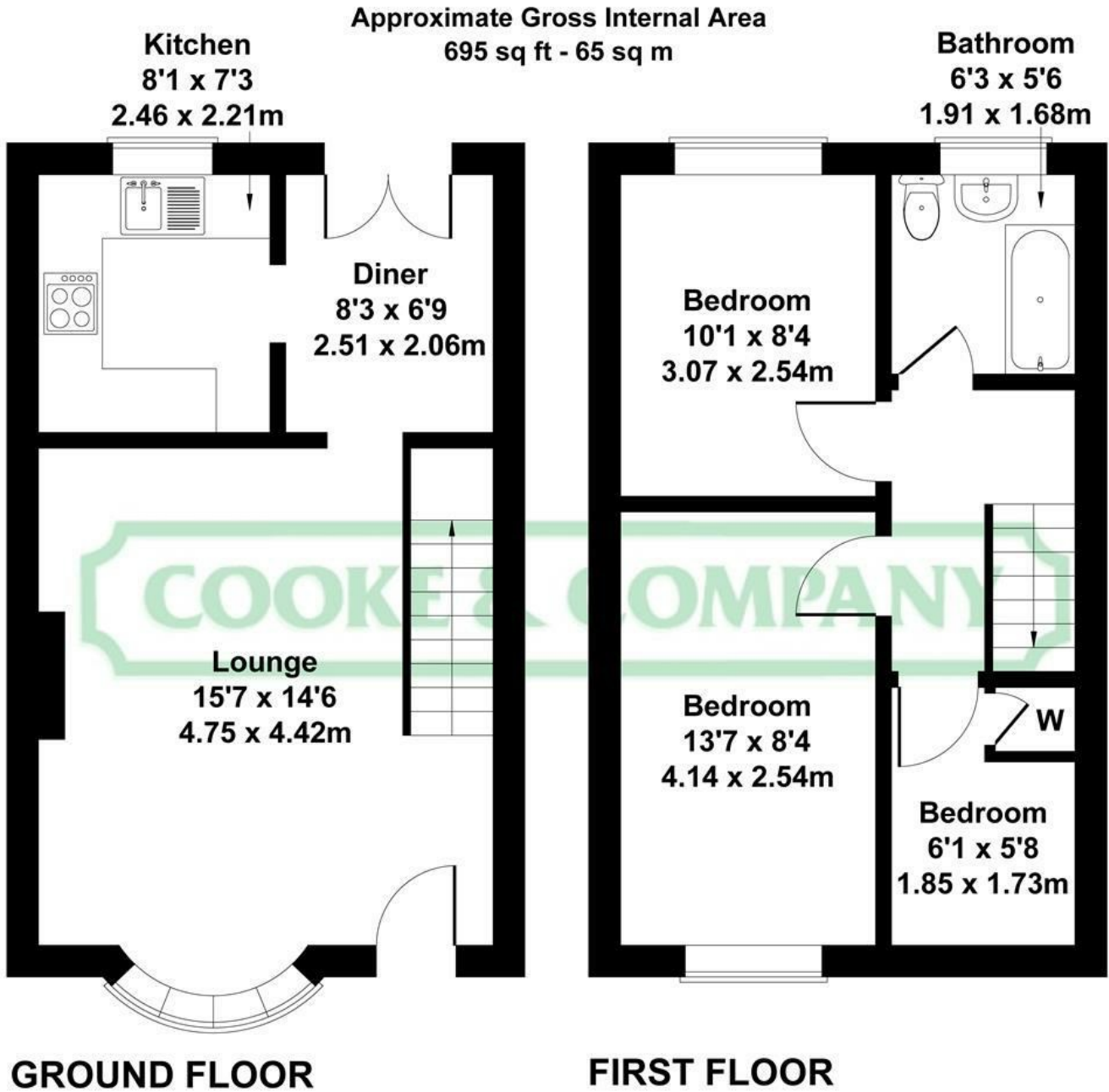


## Directions

WN7 5HT



## Floor Plan



Not to Scale. Produced by The Plan Portal 2026  
**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		86
(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	