

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Holdenbrook Close, Leigh

Situated in a great location within easy access to local schools and commuter routes via the V1 Guided Busway is this very spacious and extended detached family home with four bedrooms, master with en suite to include, off road parking, detached garage and gardens to the front and rear

MUST VIEW PROPERTY

**Asking Price £409,950**

# 2 Holdenbrook Close

Leigh, WN7 2HL



• NO CHAIN

• FREEHOLD

• MUST BE VIEWED

In further the accommodation comprises:-

#### ENTRANCE HALL

#### LOUNGE

13'9 (max) x 12'1 (max) (3.96m'2.74m (max) x 3.66m'0.30m (max))  
Bay window. TV point. Radiator. Wooden flooring.

#### DINING AREA

15'10 (max) x 9'0 (max) (4.57m'3.05m (max) x 2.74m'0.00m (max))  
Radiator.

#### LOUNGE

17'0 (max) x 8'5 (max) (5.18m'0.00m (max) x 2.44m'1.52m (max))  
TV point. Wood burner. Wooden flooring. Bi fold doors to rear garden.  
Velux windows.

#### KITCHEN

13'7 (max) x 8'11 (max) (3.96m'2.13m (max) x 2.44m'3.35m (max))  
Fitted with wall and base cupboards. Inset sink with mixer tap. Oven,  
Hob and extractor hood.

#### UTILITY ROOM

8'5 (max) x 7'1 (max) (2.44m'1.52m (max) x 2.13m'0.30m (max))  
Fitted with wall and base cupboards. Inset sink with mixer tap. Plumbing  
for washing machine. Radiator. Velux window.

#### STUDY

10'9 (max) x 8'11 (max) (3.05m'2.74m (max) x 2.44m'3.35m (max))  
Fully fitted with wall and base cupboards/drawers. Radiator. Bay  
window. Spot lights.

#### CLOAKROOM/WC

Low level WC. Wash basin. Radiator. Fully tiled walls.

#### FIRST FLOOR:

#### LANDING

#### BEDROOM

14'1 (max) x 8'11 (max) (4.27m'0.30m (max) x 2.44m'3.35m (max))  
Radiator. TV point.

#### DRESSING AREA

Fitted units. Fitted drawers. Shelving.

#### ENSUITE

Large walk in shower cubicle. Low level WC. Vanity built in wash basin  
with storage. Part tiled walls. Radiator.

#### BEDROOM

12'6 (max) x 9'4 (max) (3.66m'1.83m (max) x 2.74m'1.22m (max))  
Radiator. Built in Wardrobes and units. TV point. Spot lights. Radiator.

#### BEDROOM

12'0 (max) x 9'4 (max) (3.66m'0.00m (max) x 2.74m'1.22m (max))  
Radiator.

#### BEDROOM

9'2 (max) x 6'3 (max) (2.74m'0.61m (max) x 1.83m'0.91m (max))  
Radiator.

#### BATHROOM

Panelled bath. Vanity built in wash basin with storage. Low level WC.  
Radiator. Tiled walls and floor.

#### OUTSIDE:

#### PARKING

The property is approached over a large entrance driveway which  
provides off road parking leading a detached garage.

#### GARDENS

To the front the garden is mainly laid to lawn. To the rear is a mainly laid  
to lawn garden with established plants and shrubs. In addition there is a  
paved patio/seating area.

#### TENURE

Freehold

#### COUNCIL AND TAX BAND

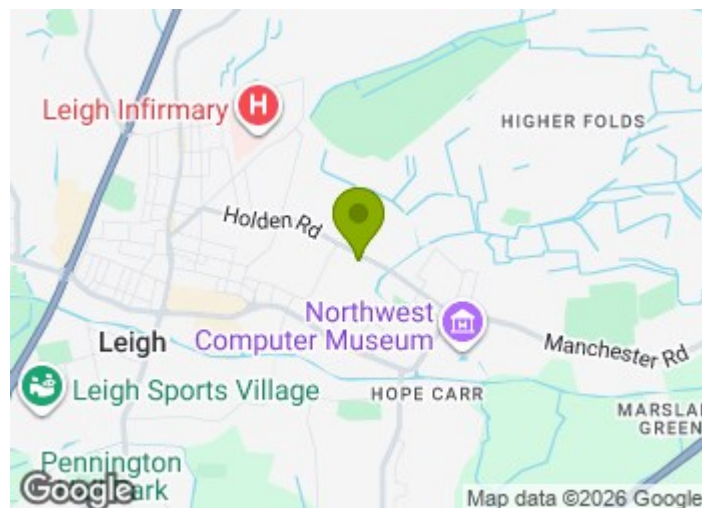
Wigan Council Tax Band D.

#### VIEWING

By appointment with the agents as overleaf.

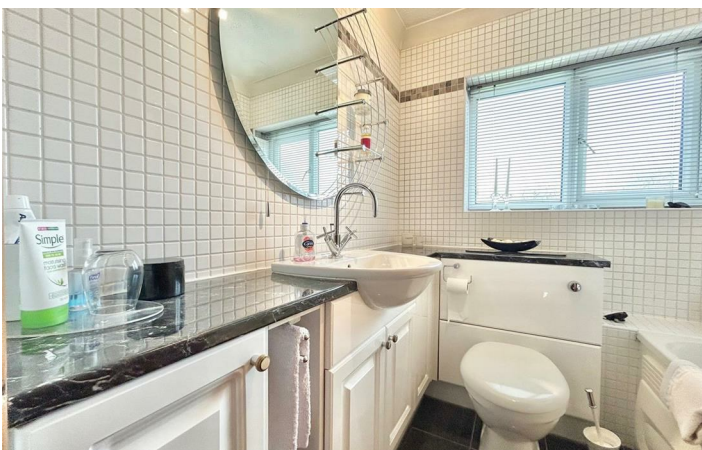
#### PLESAE NOTE

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.



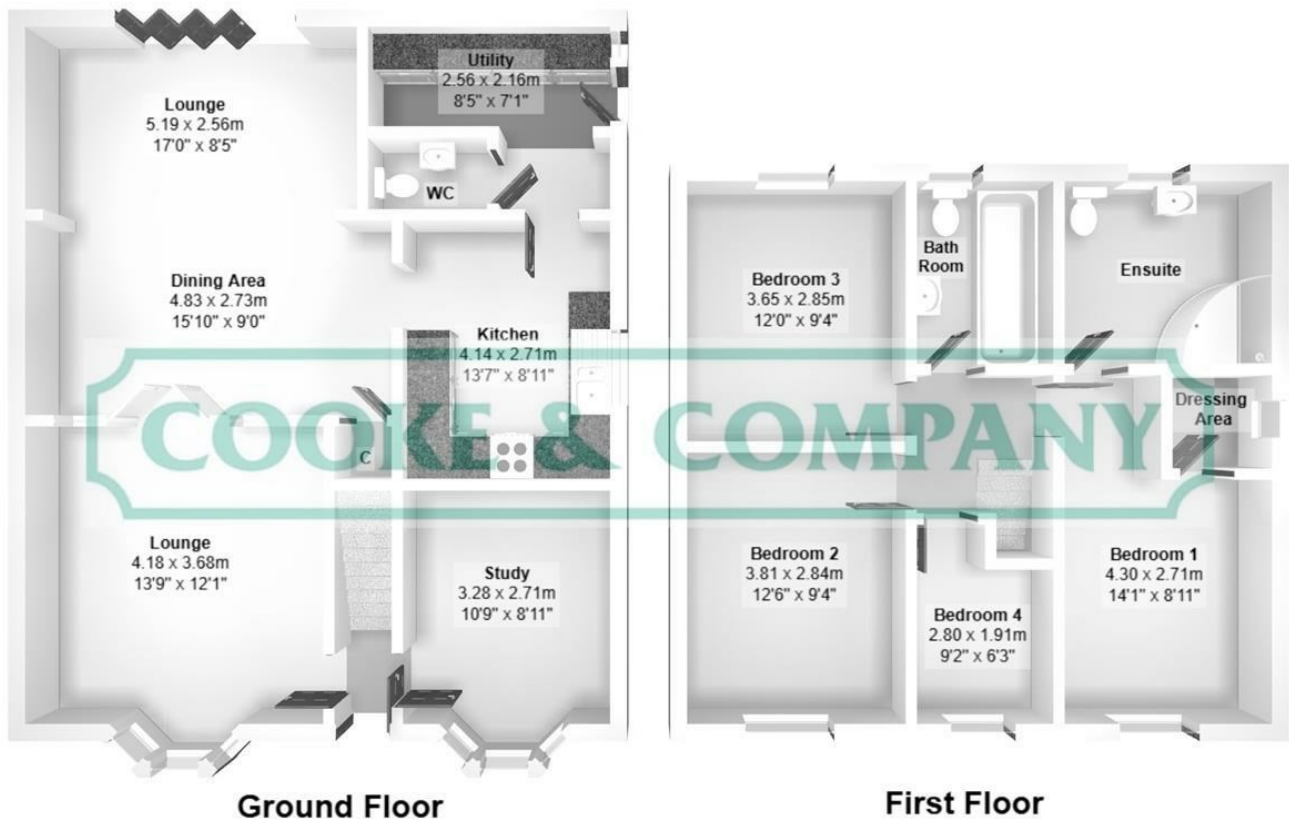
## Directions

WN7 2HL



## Floor Plan

### 2 Holden Brook Close, Leigh



Total Area: 144.4 m<sup>2</sup> ... 1555 ft<sup>2</sup>

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 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) <b>A</b>			
(81-91) <b>B</b>		84	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	