COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









# Clough House Drive, Leigh

Located in a very popular residential area
with excellent access to the Guided Busway for commuting into Manchester and
a short walk to local schools is this beautifully presented semi-detached family home.
This house offers well-proportioned and presented accommodation throughout
with gardens to the front and rear and a driveway providing off road parking

**Offers Over £230,000**

# 14 Clough House Drive

## Leigh, WN7 2GD

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In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

**LOUNGE**
13'6 (max) x 12'0 (max) (3.96m'1.83m (max) x 3.66m'0.00m (max))
Feature fireplace and gas fire. TV Point. Radiator.

**DINING ROOM**
10'6 (max) x 7'3 (max) (3.05m'1.83m (max) x 2.13m'0.91m (max) )
Radiator. French doors to rear garden.

**KITCHEN**
10'6 (max) x 7'10 (max) (3.05m'1.83m (max) x 2.13m'3.05m (max))
Fully fitted with base cupboards and wall units. Work surfaces. Sink with mixer tap. Plumbing for washing machine. Gas hob. Built in oven. Extractor fan. Door to rear garden.

**FIRST FLOOR**

**LANDING**

**BEDROOM**
bedroom 13'0 (max) x 8'8 (max) fitted cupboards. t (bedroom 3.96m'0.00m (max) x 2.44m'2.44m (max) fitt)
Fitted cupboards. TV point. Radiator.

**BEDROOM**
9'2 (max) x 8'4 (max) (2.74m'0.61m (max) x 2.44m'1.22m (max))
Radiator.

**BEDROOM**
9'9 (max) x 6'4 (max) (2.74m'2.74m (max) x 1.83m'1.22m (max) )
Radiator.

**FAMILY BATHROOM**
Bath with overhead shower fitment. Vanity built in wash basin with storage. Low level WC. Heated towel radiator. Partly tiled walls .

**OUTSIDE:**

**PARKING**
Driveway offering ample off street parking.

**GARDENS**
Mainly laid to lawn garden to the front of the property. To the rear is a mainly laid to lawn garden, fully stocked with mature shrubs and trees and a paved patio area..

**TENURE**
Leasehold

**COUNCIL TAX**
Council Tax Band C

**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.

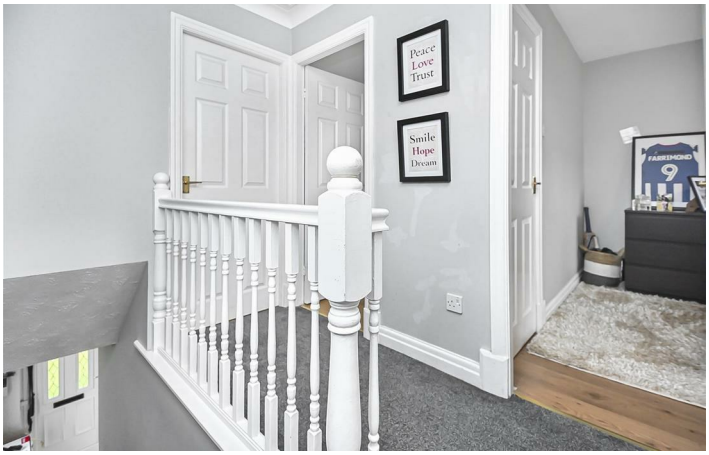



## Directions

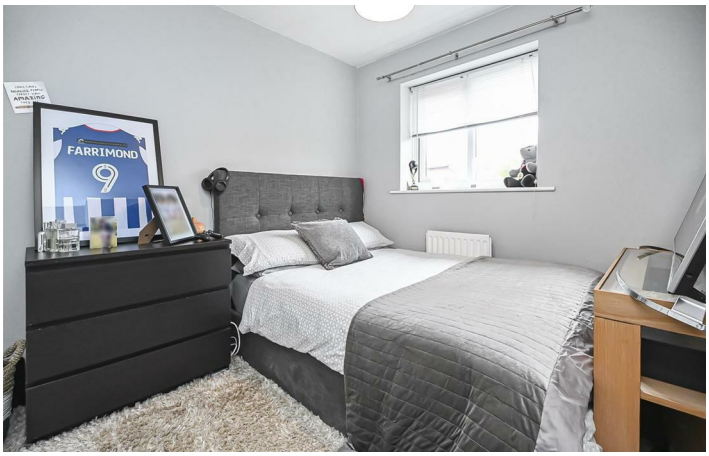
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Peace
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Smile
Hope
Dream




FARRIMOND
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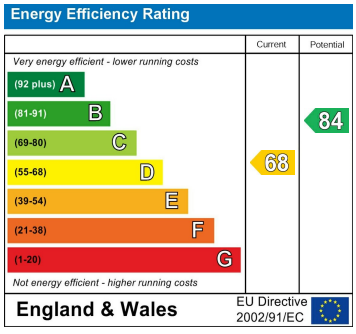
## Floor Plan




Total Area: 72.2 m² ... 777 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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