

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



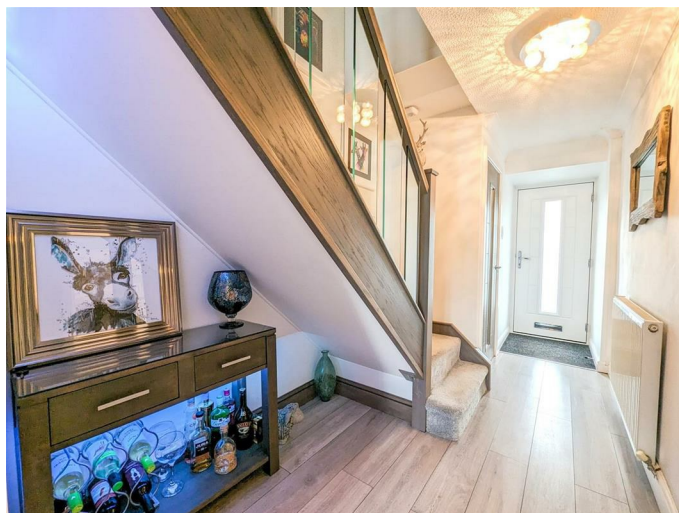
Beechfield Drive, Leigh

Situated in a highly desirable residential location is this beautifully presented detached family home offering very spacious accommodation over two floors with four bedrooms, master with en suite off road parking and integral garage and well maintained gardens to the front and rear

MUST BE VIEWED

Asking Price £425,000

GROUND FLOOR : ENTRANCE HALL



Radiator.

CLOAKROOM/WC

Wash hand basin. Low level WC. Towel Radiator. Half tiled walls.

LOUNGE 14'5 (max) x 12'0 (max) (4.39m (max) x 3.66m (max))



Bay Window. Attractive Fireplace. TV Point. Vertical Radiator.

BREAKFAST KITCHEN 18'5 (max) x 7'2 (max) (5.61m (max) x 2.18m (max))



Fully fitted with wall and base cupboards. Inset sink with mixer tap. Oven, Gas hob and extractor hood. Integrated dishwasher. Breakfast bar with seating arrangement. Door to garage. Double doors to rear.

SITTING/DINING 11'3 (max) x 9'0 (max) (3.43m (max) x 2.74m (max))



Vertical Radiator. Patio doors to rear garden.

FIRST FLOOR :

LANDING

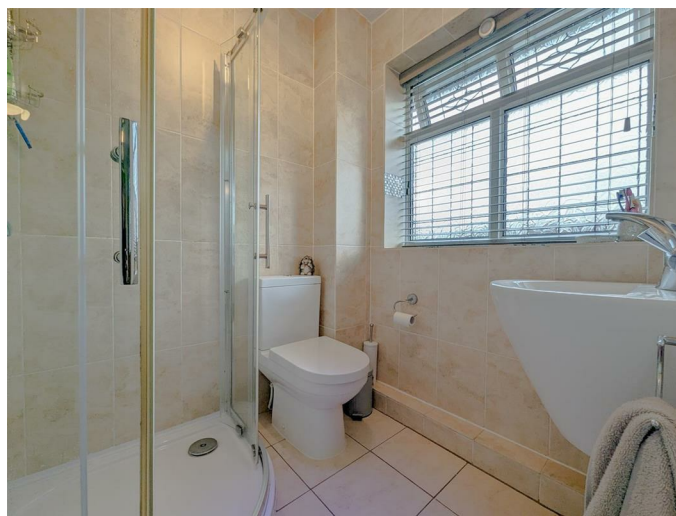
Walk in store cupboard.

BEDROOM 14'6 (max) x 13'1 (max) (4.42m (max) x 3.99m (max))



Fitted Wardrobes. Radiator.

EN SUITE



Shower Enclosure. Low level Wc. Wash hand basin. Radiator. Tiled walls.

BEDROOM 13'2 (max) x 8'5 (max) (4.01m (max) x 2.57m (max))

Radiator.

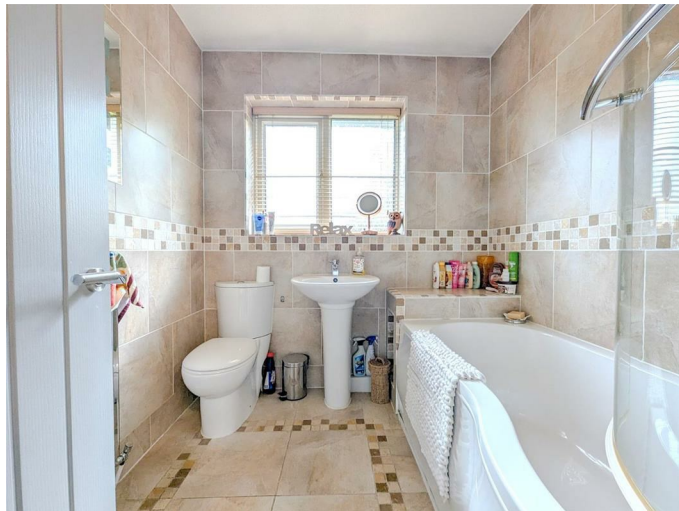
BEDROOM 11'7 (max) x 10'9 (max) (3.53m (max) x 3.28m (max))

Radiator.

BEDROOM 10'9 (max) x 8'5 (max) (3.28m (max) x 2.57m (max))

Radiator.

BATHROOM



Panelled bath with shower fitment over bath and screen. Low level WC. Radiator. Pedestal wash hand basin. Fully tiled walls and floor.

OUTSIDE :



PARKING

Ample off road parking for several vehicles is to the front leading to an integral garage.

GARDENS

Attractive gardens mostly laid to lawn are to the front and rear.

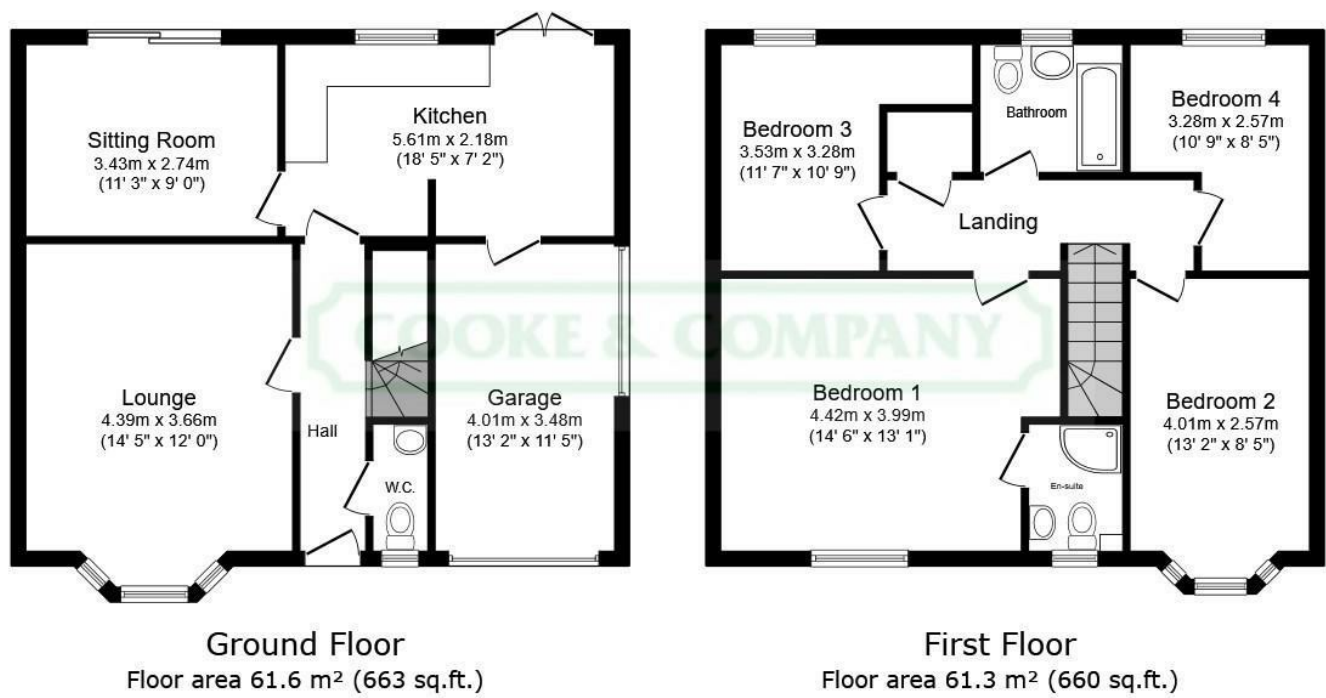
TENURE :

Freehold.

SERVICES (NOT TESTED)

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.

Floor Plan



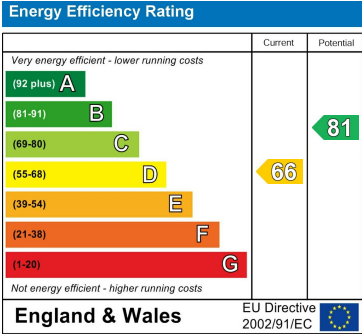
TOTAL: 123.0 m² (1,323 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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.