COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Westleigh Lane, Leigh

Situated in a much sought after location with good access to the town is this three bedroom detached house offering excellent living space to include gardens to the front and rear including a spacious driveway and detached garage

IDEAL FAMILY HOME

Offers In The Region Of £225,000

354 Westleigh Lane

Leigh, WN7 5PU

3 1 3 D

In further the accommodation comprises:-

GROUND FLOOR

SIDE ENTRANCE/HALLWAY

LOUNGE
17'3 (max) x 13'9 (max). (5.18m'0.91m (max) x 3.96m'2.74m (max).)
2 x radiators. Gas fire and surround. TV point.

DINING ROOM
9'10 (max) x 9'3 (max). (2.74m'3.05m (max) x 2.74m'0.91m (max).)
Radiator

KITCHEN
9'10 (max) x 7'11 (max). (2.74m'3.05m (max) x 2.13m'3.35m (max).)
Fully fitted with wall and base units. Work surfaces. Sink unit with mixer tap.

SITTING ROOM
9'8 (max) x 9'3 (max). (2.74m'2.44m (max) x 2.74m'0.91m (max).)
Doors to rear of the property

UTILITY ROOM
6'2 (max) x 5'1 (max). (1.83m'0.61m (max) x 1.52m'0.30m (max).)
Plumbing for washing machine.

FIRST FLOOR

LANDING

BEDROOM
12'11 (max) x 11'5 (max). (3.66m'3.35m (max) x 3.35m'1.52m (max).)
Fitted wardrobes, Radiator.

BEDROOM
12'11 (max) x 9'10 (max). (3.66m'3.35m (max) x 2.74m'3.05m (max).)
Fitted wardrobes. Radiator.

BEDROOM
8'10 (max) x 7'7 (max). (2.44m'3.05m (max) x 2.13m'2.13m (max).)
BEDROOM 8'10 (max) X 7'7 (max). Radiator.

BATHROOM
7'1 (max) 6'7 (max). (2.13m'0.30m (max) 1.83m'2.13m (max).)
Panelled bath with overhead shower fitment. Low level WC. Pedestal wash basin. Radiator.

OUTSIDE

GARAGE
The property is approached over a large entrance driveway offering ample off road parking, leading to a detached garage.

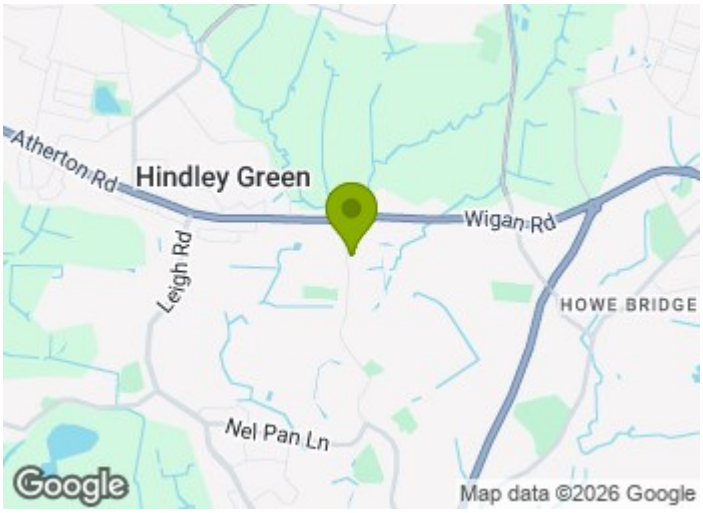
GARDENS
The gardens are to the front and rear. The front garden is mainly laid to lawn with established plants and shrubs. The rear garden is private and not overlooked, mainly laid to lawn with a patio area and raised decking.

TENURE
Freehold

VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX
Council Tax Band D

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 5PU





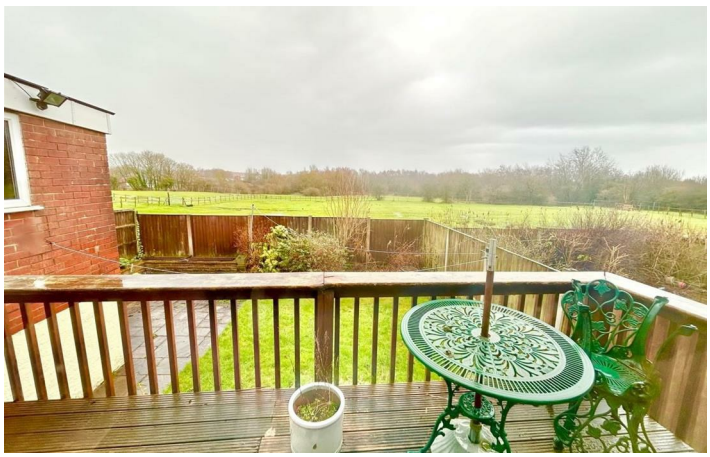




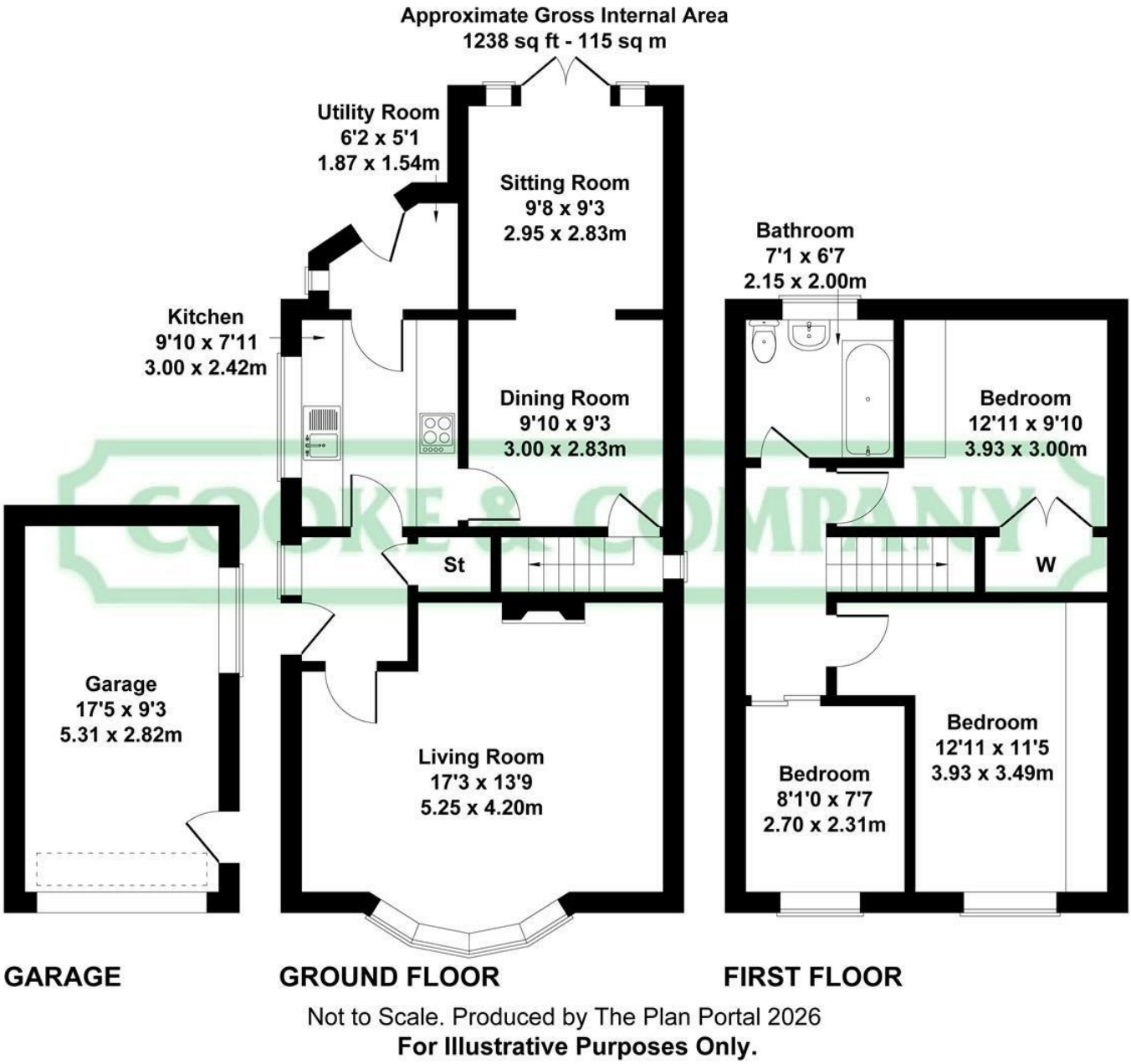








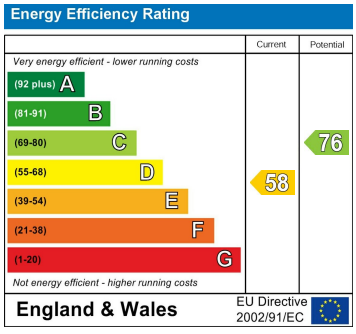
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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