

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Westleigh Lane, Leigh

Situated in a very popular and well established residential area with very attractive views over fields and farmland is this three bedroom semi detached family home offering attractive and spacious living accommodation over two floors

(MUST BE VIEWED – NO CHAIN INVOLVED - OPEN VIEWS TO REAR)

**Asking Price £210,000**

# 352 Westleigh Lane

Leigh, WN7 5PU



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

### LOUNGE

17'2 (max) x 12'2 (max) ( 5.18m'0.61m (max) x 3.66m'0.61m (max))

Radiator.

### DINING KITCHEN

17'2 (max) 9' 9 (max) ( 5.18m'0.61m (max) 2.74m' 2.74m (max) )

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven hob and extractor. Door to outside patio. Attractive views.

## FIRST FLOOR:

### LANIDNG

### BEDROOM

12'2 (max) x 9'9 (max) ( 3.66m'0.61m (max) x 2.74m'2.74m (max))

Radiator.

### BEDROOM

10'0 (max) x 9'9 (max) ( 3.05m'0.00m (max) x 2.74m'2.74m (max) )

Radiator.

### BEDROOM

9'0 (max) x 7'0 (max) ( 2.74m'0.00m (max) x 2.13m'0.00m (max))

Radiator.

### BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

## OUTSIDE:

### PARKING

The property is approached over an entrance driveway which provides ample off road parking to the front and side.

### GARDENS

The gardens are to the front and rear, very attractive and well stocked, mainly laid to lawn with surrounding flowerbeds, borders and feature patio area.

## TENURE

Leasehold (£15.00 pa)

## VIEWING

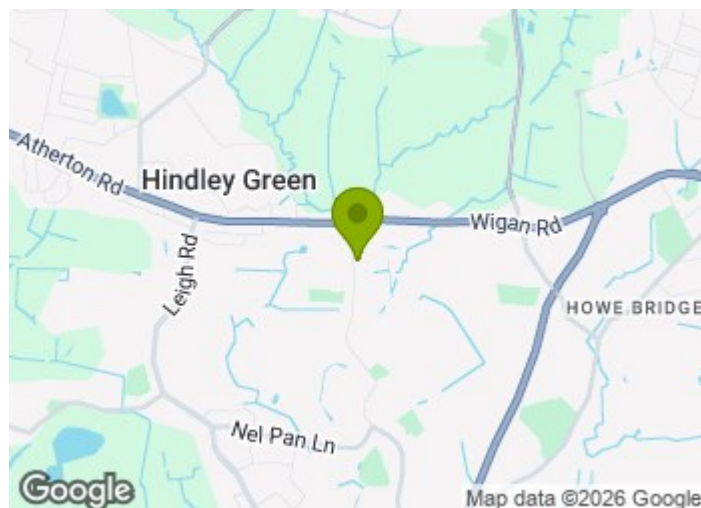
By appointment with the agent as overleaf.

## COUNCIL TAX BAND

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## 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.



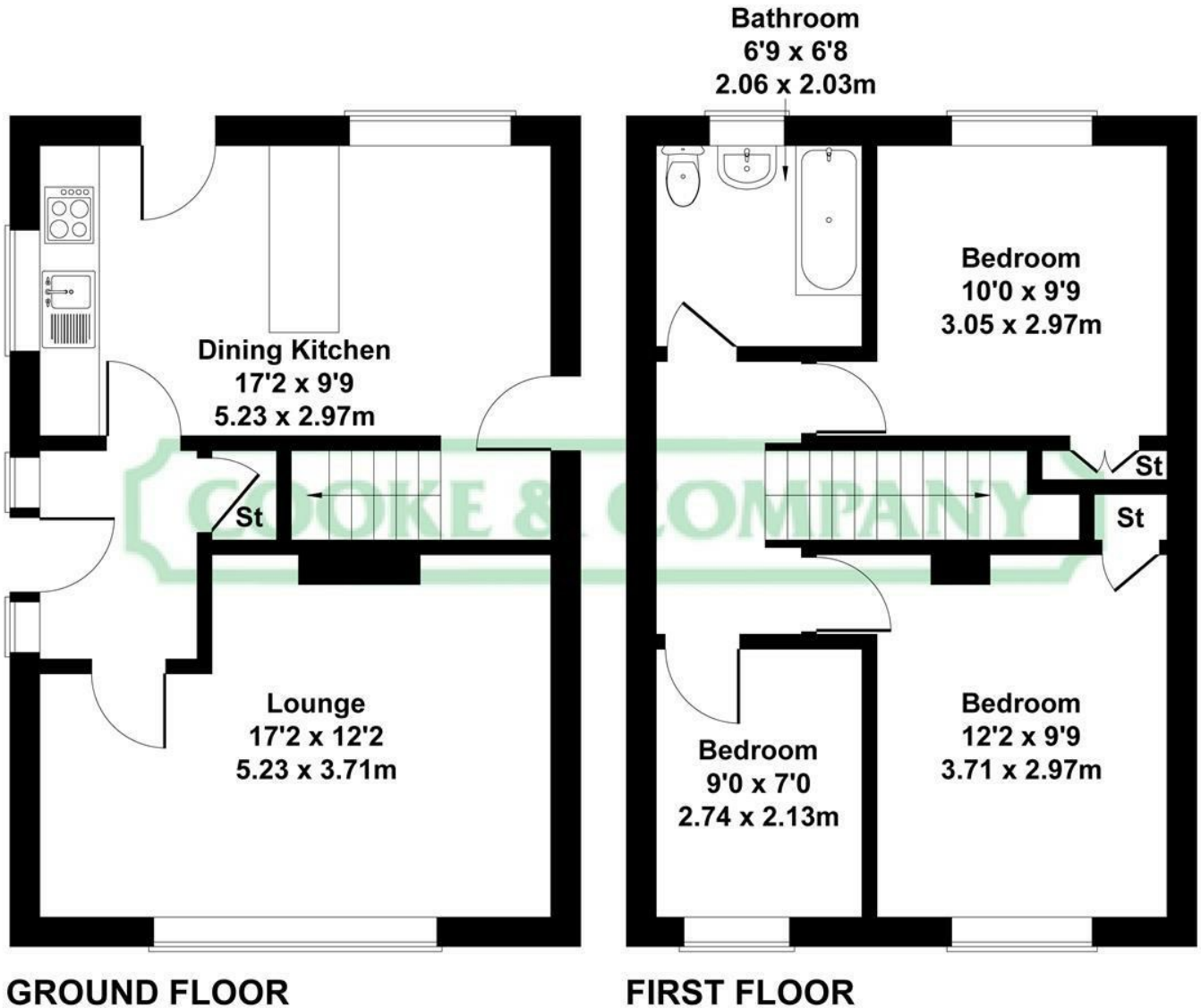
## Directions

Sat Nav Ref WN7 5PU.



# Floor Plan

Approximate Gross Internal Area  
890 sq ft - 83 sq m



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		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	