

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Dotterel Close, Leigh

Situated in a very popular and well established residential location and in a quiet cul de sac position with good access to public transport routes and local schools is this stunning and well maintained four-bedroom detached family home offering spacious accommodation over two floors to include ample off road parking with a garage and attractive garden to the rear

Offers Over £460,000

1 Dotterel Close

Leigh, WN7 1LB



- STUNNING DETACHED HOME BUILT BY REDROW
- VIEWING HIGHLY RECOMMENDED
- QUIET SMALL CUL DE SAC LOCATION
- FULLY RENOVATED THROUGHOUT
- IDEAL FAMILY ACCOMMODATION
- SOUTH FACING GARDEN

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY

Radiator

LIVING ROOM

18'8 (max) x 12'5 (max) (5.49m'2.44m (max) x 3.66m'1.52m (max))
Bay window. TV point. Wood burner.

KITCHEN/LOUNGE

23'6 (max) x 12'0 (max) (7.01m'1.83m (max) x 3.66m'0.00m (max))
Modern fully fitted kitchen with wall cupboards and base units. Inset sink with mixer tap. Built in double oven. Hob. Extractor hood. Plumbing for washing machine. Breakfast island with seating. Wine cooler. Lounge Area with TV point. Modern radiator.

DINING ROOM

23'6 (max) x 8'10 (max) (7.01m'1.83m (max) x 2.44m'3.05m (max))
Modern radiator. Bi fold doors to rear garden

CLOAKROOM/WC

8'0 (max) x 3'1 (max) (2.44m'0.00m (max) x 0.91m'0.30m (max))
Vanity unit wash hand basin with storage. Low level WC. Heated towel rail.

UTILITY ROOM

9'1 (max) x 7'7 (max) (2.74m'0.30m (max) x 2.13m'2.13m (max))
Fitted with wall and base units. Sink unit with mixer taps. Radiator.

GARAGE

7'7 (max) x 7'3 (max) (2.13m'2.13m (max) x 2.13m'0.91m (max))

FIRST FLOOR:

LANDING

BEDROOM

12'5 (max) x 10'8 (max) (3.66m'1.52m (max) x 3.05m'2.44m (max))
Radiator. TV point

ENSUITE

7'7 (max) x 2'11 (max) (2.13m'2.13m (max) x 0.61m'3.35m (max))
Vanity hand wash basin. Shower cubicle. Low level WC. Heated towel rail

BEDROOM

11'10 (max) x 8'8 (max) (3.35m'3.05m (max) x 2.44m'2.44m (max))
Radiator.

BEDROOM

8'8 (max) x 7'1(max) (2.44m'2.44m (max) x 2.13m'0.30m(max))
Radiator.

BEDROOM

8'6 (max) x 7'8 (max) (2.44m'1.83m (max) x 2.13m'2.44m (max))
Fitted wardrobes. Radiator.

BATHROOM

6'4 (max) x 6'0 (max): (1.83m'1.22m (max) x 1.83m'0.00m (max):)
Panelled bath with overhead shower fitment. Vanity unit wash basin with storage. Low level WC. Fully tiled.

OUTSIDE:

PARKING

The property is approached over a block paved entrance driveway which provides ample off-road parking to the front for several vehicles leading to an integral garage

GARDENS

To the rear there is a lovely private enclosed garden which is mainly laid to lawn with raised flower beds and plants. There is a large patio

area perfect for outdoor entertaining and the garden benefits from an outbuilding/covered seating area.

TENURE

Freehold

COUNCIL TAX

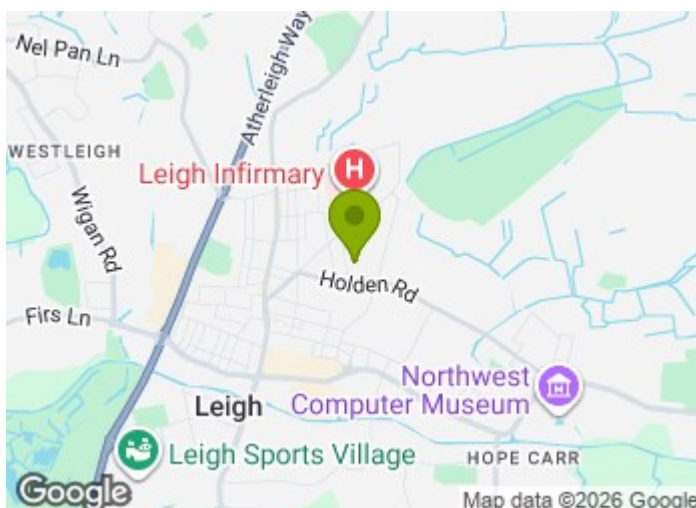
Wigan Council Tax Band D

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.

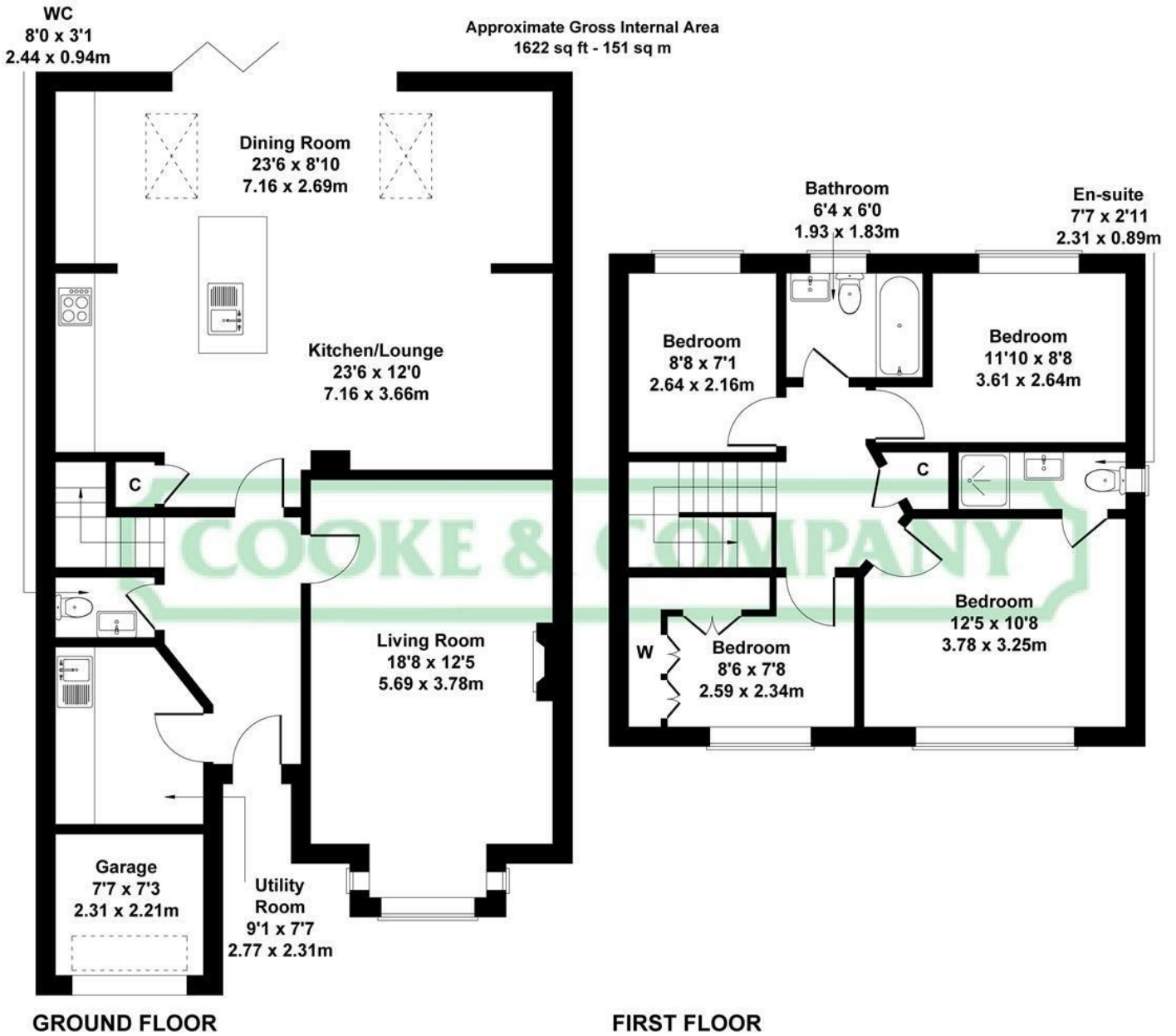


Directions

WN7 1LB



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 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		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	