COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Leigh Road, Atherton

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

Asking Price £410,000

292 Leigh Road

Atherton, M46 0RN

4 3 3 D

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY:

DINING ROOM
13'11 (max) x 9'11 (max) (4.24m (max) x 3.02m (max)) Bay window. TV point. Red brick feature fireplace. 2 x radiators.

LOUNGE
18'3 (max) x 11'11 (max (5.49m'0.91m (max) x 3.35m'3.35m (max)
Fire place. Radiator. Doors to conservatory.

KITCHEN
17'0 (max) x 8'0 (max) (5.18m (max) x 2.44m (max)) Fully fitted kitchen with wall cupboards and base units. Inset sink with mixer tap. Extractor hood. Plumbing for washing machine. Tiled floors. Door to outside.

CLOAKROOM/WC

CONSERVATORY
12'5 (max) x 10'1 (max) (3.78m (max) x 3.07m (max)) Radiator. French doors to outside.

GARAGE
11'11 (max) x 8'7 (max) (3.63m (max) x 2.62m (max))

STORE
11'3 (max) x 8'7 (max) (3.43m (max) x 2.62m (max))

FIRST FLOOR:

LANDING

BEDROOM
12'0 (max) x 11'7 (max) (3.66m (max) x 3.53m (max)) Fitted wardrobes. Radiator

ENSUITE
Pedestal wash basin. Shower cubicle. Low level WC.

BEDROOM
11'7 (max) x 8'11 (max) (3.53m (max) x 2.72m (max)) Fitted wardrobes. Radiator.

BEDROOM
10'0 (max) x 9'3 (max) (3.05m (max) x 2.82m (max)) Fitted wardrobes. Radiator.

BEDROOM
8'10 (max) x 8'8 (max) (2.69m (max) x 2.64m (max)) Radiator.

BATHROOM
Panelled bath with hand held shower fitment. Pedestal wash basin. Low level WC. Tiled walls

OUTSIDE:

PARKING
The property is approached over an entrance driveway which provides ample off-road parking to the front for several vehicles leading to a covered car port and garage.

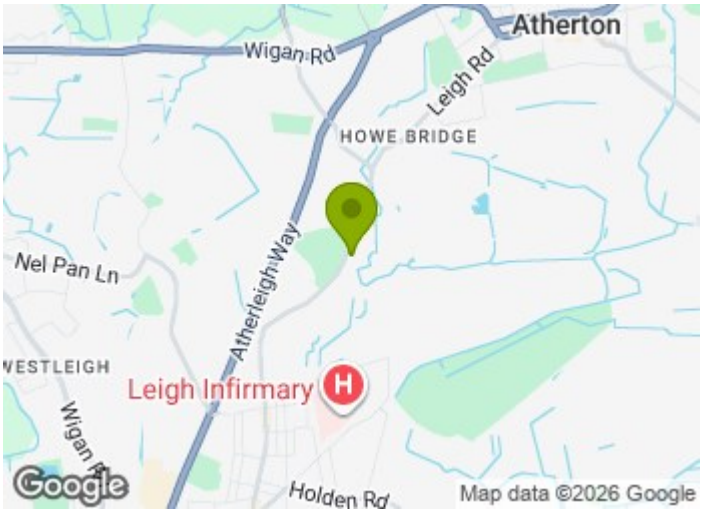
GARDENS
The front garden is mainly laid to lawn with raised flower beds. The rear garden has a paved area leading to a large mainly laid to lawn garden with established plants, trees and shrubs.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band D

VIEWING
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

M46 0RN









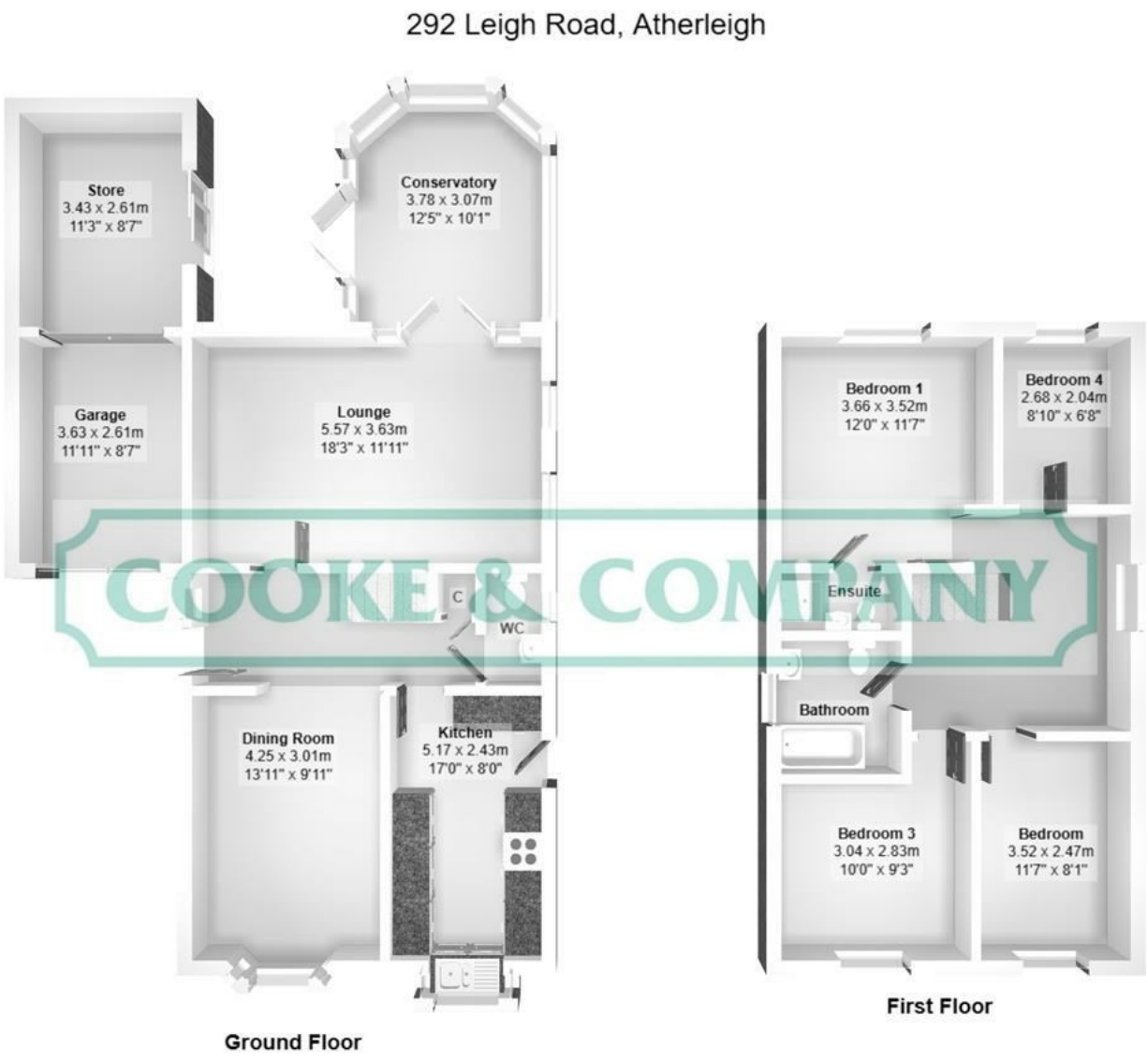








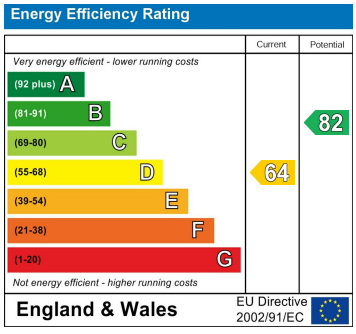
Floor Plan



Total Area: 144.2 m² ... 1552 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.



Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk