

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Royal Drive, Leigh

Situated in a very popular well established residential location is this three bedroom mid terrace mews style family home offering good sized accommodation over two floors to include gardens to the front and rear

Offers Over £153,500

29 Royal Drive

Leigh, WN7 2UQ



- IDEAL HOME FOR A FIRST TIME BUYER

In further detail the property includes:-Entrance, lounge, dining room and kitchen. Whilst on the first floor there are three bedrooms and family bathroom with a separate WC. The property is heated by central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE:

LOUNGE

21'4 (max) x 11'2 (max) (6.50m (max) x 3.40m (max))
Modern radiator. TV Point. Gas fire

DINING ROOM

11'11 (max) x 9'8 (max) (3.63m (max) x 2.95m (max))

KITCHEN

9'8 (max) x 9'2 (max) (2.95m (max) x 2.79m (max))
Fitted kitchen with wall and base cupboards.
Sink unit. Extractor hood. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

14'8 (max) x 10'9 (max) (4.47m (max) x 3.28m (max))
Radiator.

BEDROOM

11'3 (max) x 10'5 (max) (3.43m (max) x 3.18m (max))
Radiator.

BEDROOM

12'9 (max) x 6'5 (max) (3.89m (max) x 1.96m (max))
Radiator.

BATHROOM

Panelled bath. Wash basin. Part tiled walls.
Radiator.

WC

Low level WC

OUTSIDE

GARDENS

The property is garden fronted and to the rear is a fully paved low maintenance courtyard style area

TENURE

Freehold

COUNCIL TAX

Council Tax Band A

VIEWING

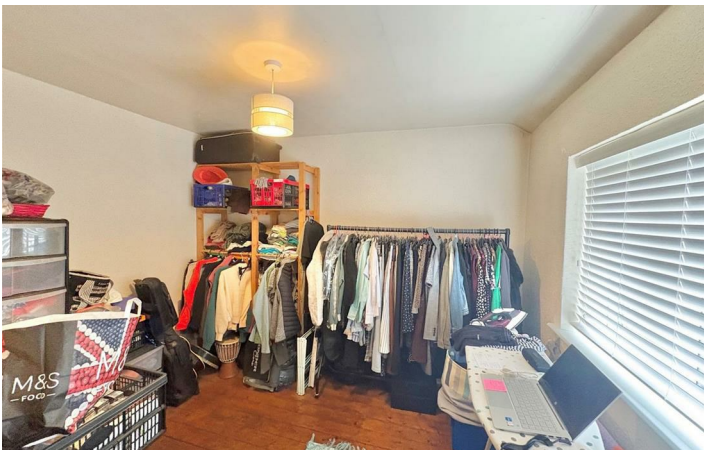
By appointment with the agents as overleaf.

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 2UQ



Floor Plan

29 Royal Drive, Leigh



Total Area: 84.8 m² ... 913 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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