

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Sovereign Fold Road, Leigh

Situated in a popular location and in a cul de sac position is this well proportioned detached family home with three bedrooms to include gardens to the front and rear, off road parking and integral garage

Asking Price £450,000

15 Sovereign Fold Road

Leigh, WN7 5HX



- CUL DE SAC LOCATION
- IDEAL FAMILY HOME ON A LARGE PLOT
- NO ONWARD CHAIN

In further detail the property includes:- Entrance, hallway, kitchen, 2 living rooms, kitchen/diner, cloakroom/WC and a conservatory. Whilst on the first floor there are three bedrooms and a family bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE HALL

Radiator. Under stairs storage cupboard.

LIVING ROOM

16'1 (max) x 11'10 (max) (4.90m (max) x 3.61m (max))
TV point. Gas fire and surround. Radiator. Doors to conservatory

LIVING ROOM

9'3 (max) x 8'5 (max) (2.82m (max) x 2.57m (max))
Radiator

KITCHEN/DINER

18'5 (max) x 15'9 (max) (5.61m (max) x 4.80m (max))
Fitted with wall cupboards and base units. Inset sink with mixer tap. Extractor hood. Ceramic tiled floor. Door to outside.

CLOAKROOM/WC

6'11 (max) x 6'7 (max) (2.11m (max) x 2.01m (max))
Low level WC. Hand wash basin. Plumbing for washing machine. Storage.

CONSERVATORY

11'10 (max) x 9'1 (max) (3.61m (max) x 2.77m (max))
Doors leading to rear garden

GARAGE

17'3 (max) x 12'6 (max) (5.26m (max) x 3.81m (max))

FIRST FLOOR

BEDROOM

16'1 (max) x 11'10 (max) (4.90m (max) x 3.61m (max))
Radiator

BEDROOM

18'6 (max) x 9'3 (max) (5.64m (max) x 2.82m (max))
Radiator

BEDROOM

9'3 (max) x 8'5 (max) (2.82m (max) x 2.57m (max))
Radiator

BATHROOM

15'6 (max) x 6'10 (max) (4.72m (max) x 2.08m (max))
Panelled bath. Shower cubicle. Pedestal wash basin.
Low level WC. Bidet. Radiator.

OUTSIDE:

PARKING

The property is garden fronted and approached over an entrance driveway which provides off road parking leading to an integral garage.

GARDENS

The front garden is mainly laid to lawn with established plants and shrubs. To the rear the private garden is mainly laid to lawn with raised flowerbeds and a paved patio area perfect for outdoor entertaining.

COUNCIL TAX

Council Tax Band D

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

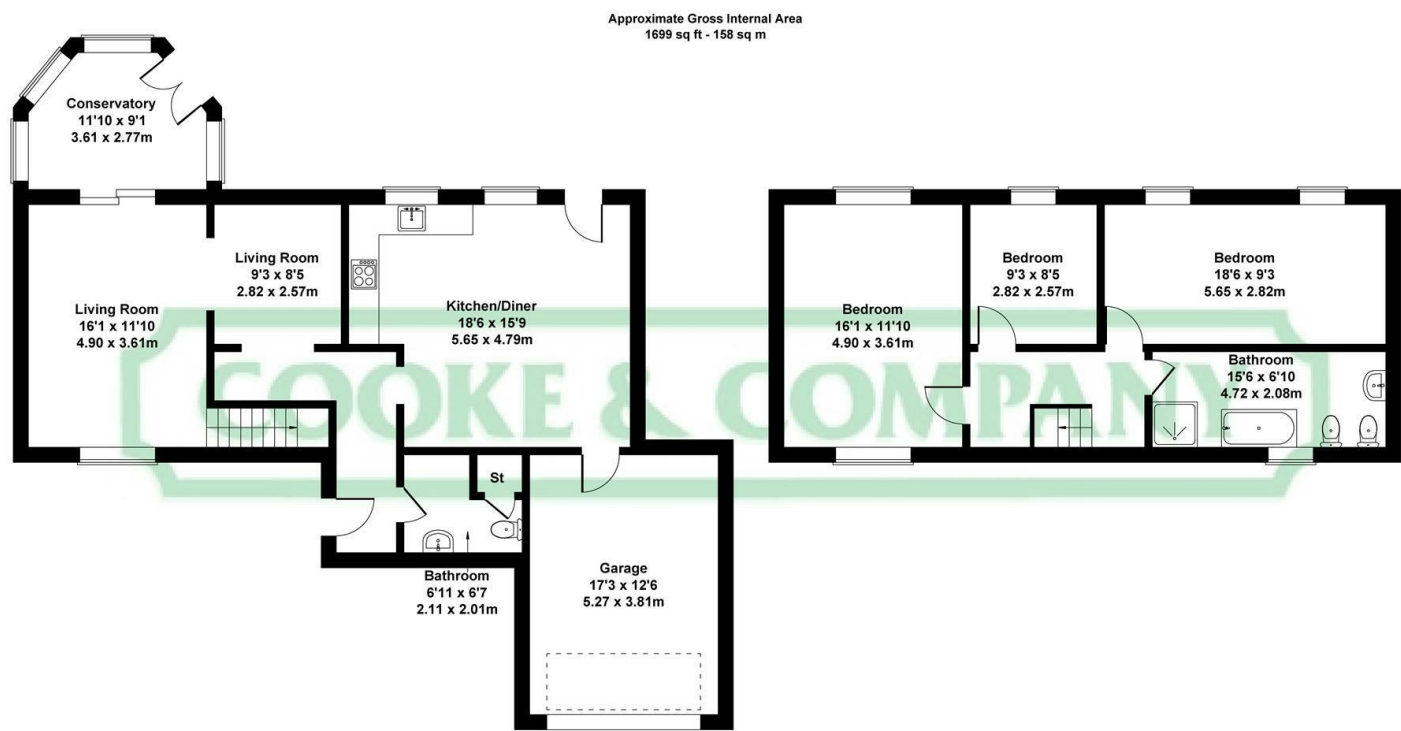
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 5HX



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