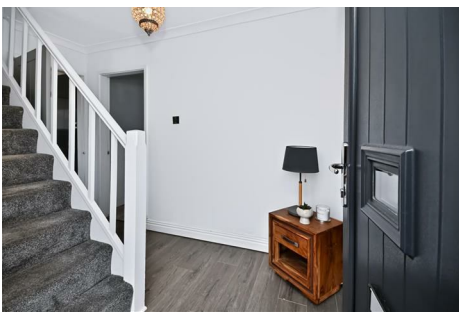


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Sandersons Croft, Leigh

Situated in a popular and sought after cul de sac location and close to primary and high schools, is this attractive and generously proportioned three-bedroom semi-detached property offering excellent living space to include off street parking to the front, a detached double garage and an attractive garden to the rear overlooking the picturesque Bridgewater Canal.

Asking Price £320,000

80 Sandersons Croft

Leigh, WN7 2BB



- POPULAR AND SOUGHT AFTER CUL DE SAC LOCATION
- OVERLOOKING THE BRIDGEWATER CANAL
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes: On the ground floor: entrance hall, lounge and kitchen/dining room. On the first floor there are three bedrooms and a family bathroom with a separate WC. In addition, there is a spacious loft room. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE/HALLWAY
Modern radiator

LOUNGE
13'9 (max) x 10'8 (max) (4.19m (max) x 3.25m (max))
TV Point. Modern radiator. Attractive fire with gas fire style wood burner.

KITCHEN/DINING ROOM
20'2 (max) x 8'11 (max) (6.15m (max) x 2.72m (max))
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Hob. Built in oven. Extractor. TV point. Modern radiator. French doors to rear garden.

FIRST FLOOR

LANDING

BEDROOM
10'10 (max) x 10'10 (max) (3.30m (max) x 3.30m (max))
Radiator. Fully fitted wardrobes

BEDROOM
10'10 (max) x 9'0 (max) (3.30m (max) x 2.74m (max))
Radiator.

BEDROOM
9'0 (max) x 7'5 (max) (2.74m (max) x 2.26m (max))
Radiator

BATHROOM
Bath with overhead shower and screen. Wash basin

WC
Low level WC

LOFT ROOM
Velux windows. Lighting and electric.

OUTSIDE

PARKING
The property is approached over a paved driveway which offers ample off-street parking leading to a large detached double garage with lighting and electric points.

GARDENS.
The rear garden is a particular highlight offering a beautiful setting with stunning views across the Bridgewater Canal with the added benefit of direct canal access via a garden gate. The garden features a covered seating area incorporating an outdoor kitchen, perfect for alfresco dining and entertaining all year round. A wooden swimming pool adds a further touch of luxury creating an ideal space to relax and unwind.

TENURE
Leasehold

VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX
Council Tax Band B

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 2BB



Floor Plan



Total Area: 75.3 m² ... 810 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England & Wales		
EU Directive 2002/91/EC		