

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Dorothy Grove, Leigh

Situated in a popular location with good access to the Town Centre and public transport routes is this well presented three-bedroom semi-detached family home offering attractive living accommodation over two floors to include a conservatory, off road parking to the front and a private rear garden

Asking Price £174,995

3 Dorothy Grove

Leigh, WN7 4DD



• SITUATED IN A POPULAR LOCATION

• VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

ENTRANCE HALL

Radiator.

LOUNGE

13.5 (max) x 12'7 (max) (3.96m.1.52m (max) x 3.66m'2.13m (max))

Box Bay window. Feature fire and surround.

Radiator. TV point

KITCHEN/DINING ROOM:

16'6 (max) x 10'11 (max) (4.88m'1.83m (max) x 3.05m'3.35m (max))

Fitted with base unit and wall cupboards, including display cabinets and breakfast bar.

Plumbing for washing machine. Inset sink. Oven.

Gas hob. Extractor hood. Dining area with doors to wash basin with storage. conservatory.

CONSERVATORY

8'7 (max) x 7'8 (max) (2.44m'2.13m (max) x 2.13m'2.44m (max))

Doors to rear garden.

CLOAKROOM/WC:

Low level WC. Built in vanity wash basin.

FIRST FLOOR:

LANDING

BEDROOM

12'8 (max) x 10'3 (max) (3.66m'2.44m (max) x 3.05m'0.91m (max))

Fitted wardrobes. Radiator.

BEDROOM

11'0 (max) x 10'2 (max) (3.35m'0.00m (max) x 3.05m'0.61m (max))

Fitted wardrobes. Radiator.

BEDROOM

9'0 (max) x 6'0 (max) (2.74m'0.00m (max) x 1.83m'0.00m (max))

Radiator.

SHOWER ROOM

Shower cubicle. Low level WC. Built in vanity

conservatory.

OUTSIDE:

PARKING

The front garden is block paved to provide ample off road parking.

GARDENS

Garden fronted with established plants and shrubs.

There is side access to a rear patio garden area.

TENURE

Leasehold

COUNCIL TAX

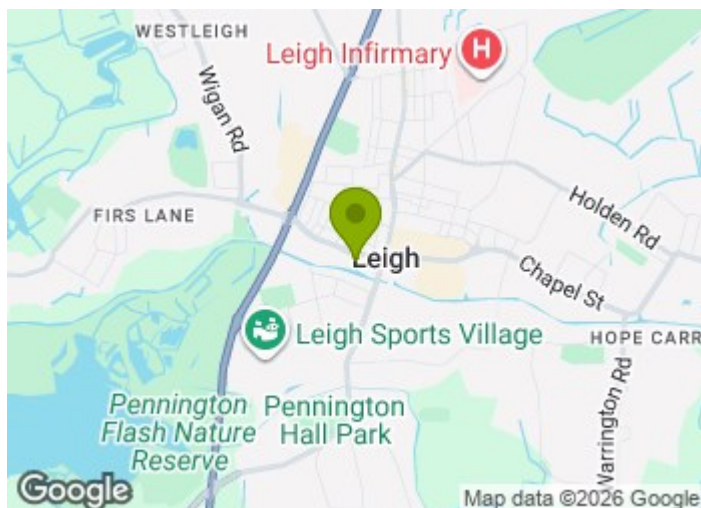
Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

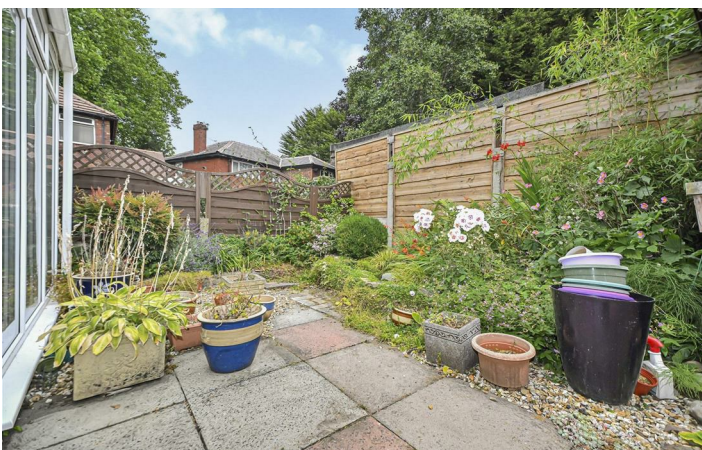
PLEASE NOTE

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.



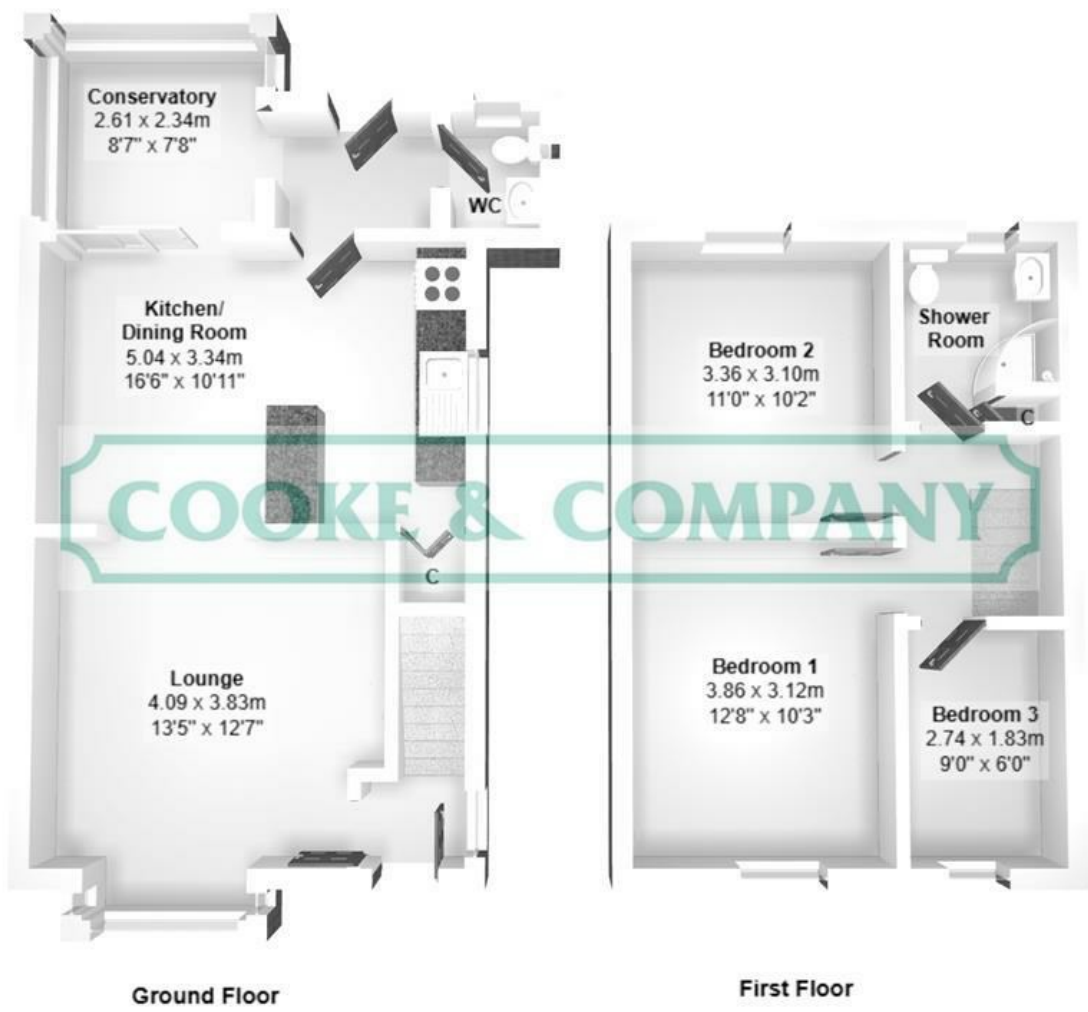
Directions

WN7 4DD



Floor Plan

3 Dorothy Grove, Leigh



Ground Floor

First Floor

Total Area: 86.4 m² ... 930 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
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC