

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Holden Road, Leigh

Situated in a very popular and highly regarded location and ideally located for local schools and public transport routes is this three bedroom semi detached property in need of updating but offering excellent potential with gardens detached garage and available with no onward chain

Asking Price £169,950

GROUND FLOOR :

ENTRANCE HALL

Radiator.

LOUNGE 12'11 (max) x 10'9 (max) (3.94m (max) x 3.28m (max))



Bay window. Radiator. Wall mounted Gas Fire.

DINING ROOM 12'3 (max) x 10'9 (max) (3.73m (max) x 3.28m (max))



Radiator.

KITCHEN 8'9 (max) x 6'9 (max) (2.67m (max) x 2.06m (max))



Fitted with base cupboard and wall units. Sink unit. Door to outside.

FIRST FLOOR :

LANDING

BEDROOM 13'8 (max) x 10'9 (max) (4.17m (max) x 3.28m (max))



Bay Window. Radiator.

BEDROOM 10'9 (max) x 9'9 (max) (3.28m (max) x 2.97m (max))



Radiator.

BEDROOM 8'1 (max) x 8'0 (max) (2.46m (max) x 2.44m (max))



Radiator.

BATHROOM



Shower Cubicle. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE :

GARDENS

To the front and rear. Front garden. Private rear garden with paved patio area.

GARAGE 16'4 (max) x 9'0 (max) (4.98m (max) x 2.74m (max))

Up and over door. Side personal door. Accessed from the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

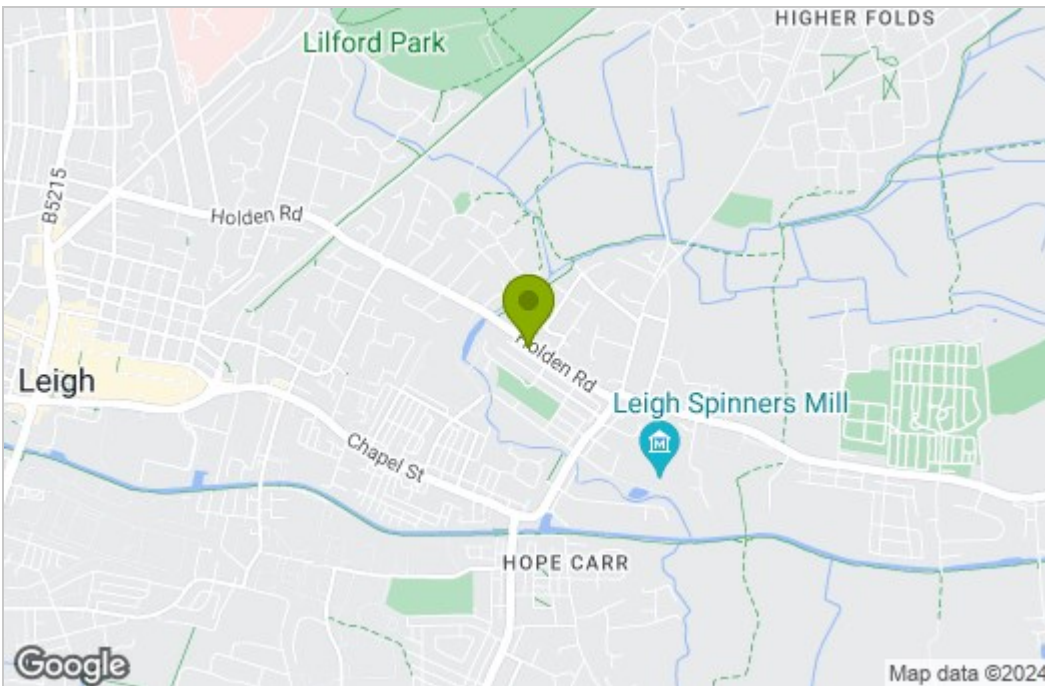
Wigan Council Tax Band C.

SERVICES (NOT TESTED)

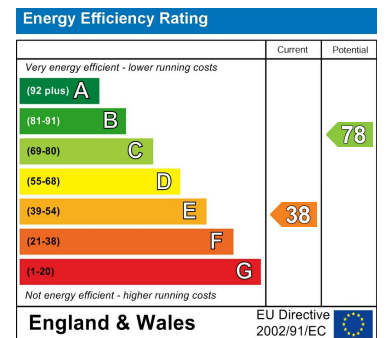
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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