

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Smallbrook Lane, Leigh

Situated in an establish residential location with lovely open field views to the rear is this double bay fronted detached bungalow with two bedrooms to include detached garage ample off road parking and gardens

The property does require some updating but offers good potential and is available with no onward chain

Asking Price £189,995

ENTRANCE PORCH

Feature arch entrance porch with tiled floor.

ENTRANCE HALL

Radiator.

BEDROOM 11'9 (max) x 11'7 (max) (3.58m (max) x 3.53m (max))



Bay window. Radiator.

BEDROOM 12'5 (max) x 11'7 (max) (3.78m (max) x 3.53m (max))

Radiator.

LOUNGE 14'5 (max) x 11'7 (max) (4.39m (max) x 3.53m (max))



Bay window. Radiator.

BATHROOM 8'8 (max) x 8'1 (max) (2.64m (max) x 2.46m (max))



Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

DINING ROOM 8'9 (max) x 9'6 (max) (2.67m (max) x 2.90m (max))

Radiator.

UTILITY ROOM 8'7 (max) x 3'8 (max) (2.62m (max) x 1.12m (max))



Sink unit. Plumbing for washing machine.

KITCHEN 9'9 (max) x 7'5 (max) (2.97m (max) x 2.26m (max))



Fitted with base units and wall cupboards. Sink unit. Electric cooker point.

OUTSIDE :

GARAGE The property has the benefit of a driveway providing off road parking leading to the detached garage.

GARDENS The property has gardens to the front and rear. Front garden with mature shrubs and to the rear there is a larger than average split level mature garden with open field views.

TENURE :

Freehold.

COUNCIL AND TAX BAND

Wigan Council Tax Band C.

SERVICES (NOT TESTED)

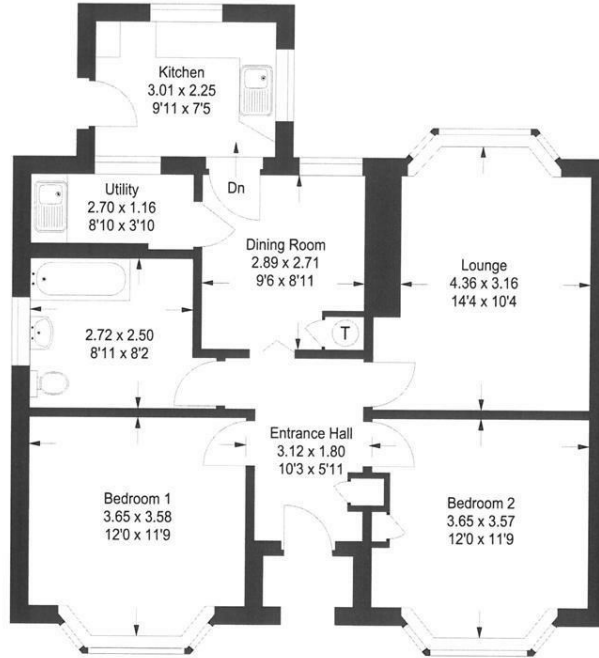
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

54, Smallbrook Lane, Leigh.

Gross internal area (approx) :-

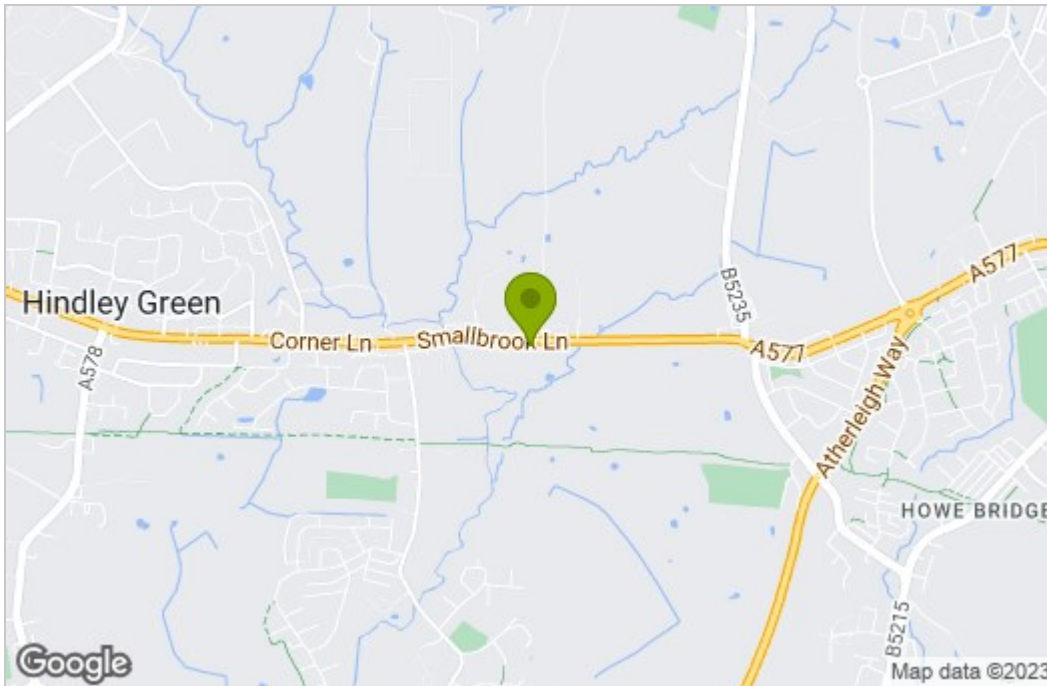
78 sq m / 835 sq ft



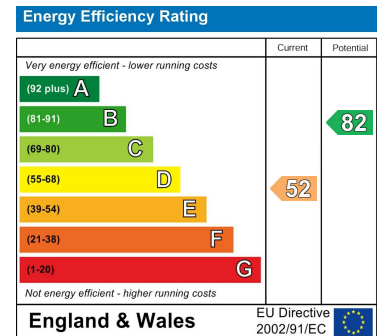
Ground Floor

This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

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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