

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hadfield Grove, Leigh

This modern mews property on the end of a small row of three and in a cul de sac location with woodland views to the front offering very attractive first time accommodation over two floors with two bedrooms, parking to the front and private garden to the rear

Asking Price £154,995

GROUND FLOOR :

ENTRANCE HALL

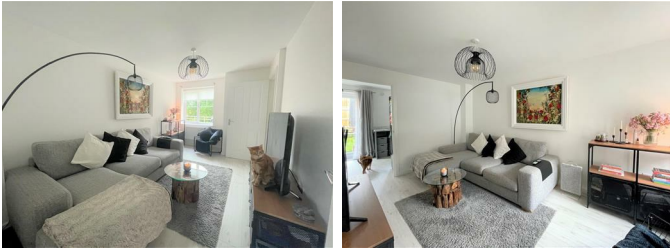
Wooden flooring. Radiator.

CLOAKROOM/WC



Wash hand basin. Low level Wc . Radiator.

LOUNGE 15'9 (max) x 9'2 (max) (4.80m (max) x 2.79m (max))



Wooden flooring. TV Point. Radiator.

DINING KITCHEN 12'9 (max) x 9'6 (max) (3.89m (max) x 2.90m (max))



Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Dining area with Radiator and double doors to rear garden.

FIRST FLOOR :

LANDING

BEDROOM 12'6 (max) x 8'5 (max) (3.81m (max) x 2.57m (max))



Radiator. Built in Store Cupboard.

BEDROOM 12'6 (max) x 8'4 (max) (3.81m (max) x 2.54m (max))



Radiator. TV Point.

BATHROOM



Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin and Low level Wc. Mostly tiled walls.

OUTSIDE :



Off road parking is to the front of the property and to the rear there is a private garden mostly laid to lawn.

TENURE :

Details awaited.

COUNCIL AND TAX BAND

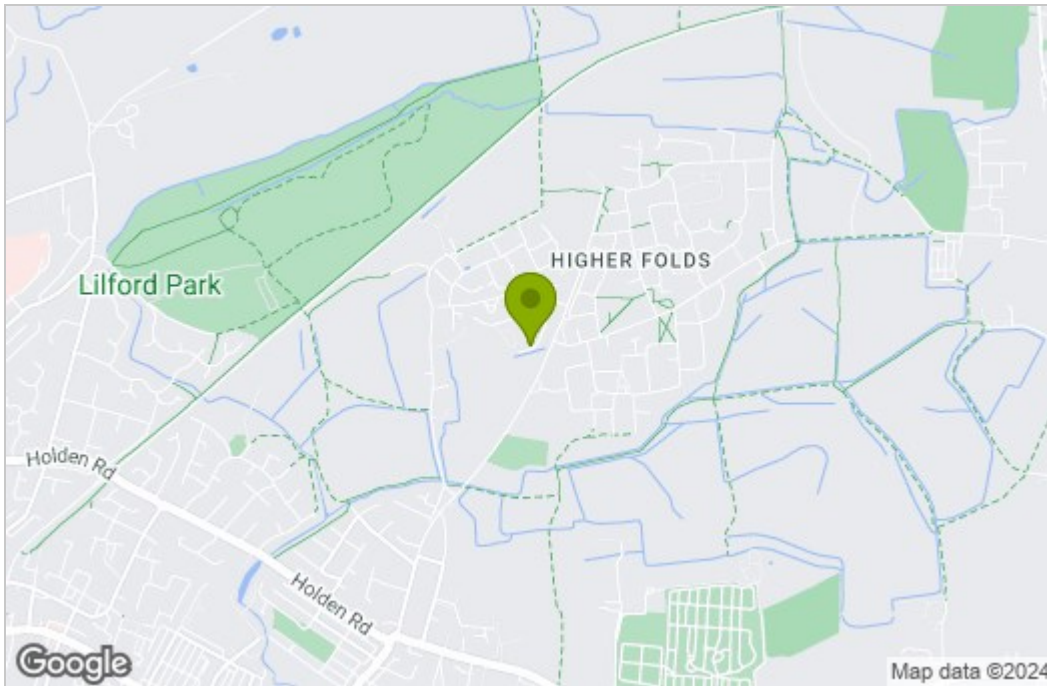
Wigan Council Tax Band B.

SERVICES (NOT TESTED)

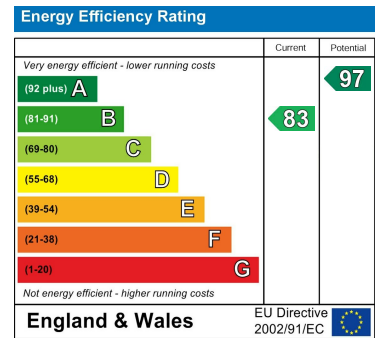
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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