

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wigan Road, Leigh

Situated in a popular residential area and with good access to public transport routes is this semi detached property with three bedrooms plus further loft conversion offering attractive family accommodation to include off road parking and private rear garden

Asking Price £179,950

GROUND FLOOR :
ENTRANCE HALL



Radiator.

LOUNGE 13'9 (max) x 10'3 (max) (4.19m (max) x 3.12m (max))



TV Point. Radiator.

DINING ROOM 12'3 (max) x 10'0 (max) (3.73m (max) x 3.05m (max))



Double doors to Conservatory. Radiator.

KITCHEN 12'6 (max) x 9'8 (max) (3.81m (max) x 2.95m (max))



Fitted with base units and wall cupboards. Inset sink with mixer tap. Oven and Hob. Plumbing for washing machine.

CONSERVATORY 10'3 (max) x 9'7 (max) (3.12m (max) x 2.92m (max))

Double doors to rear garden.

FIRST FLOOR :

LANDING

BEDROOM 11'8 (max) x 10'8 (max) (3.56m (max) x 3.25m (max))



Fitted Wardrobes. Radiator.

BEDROOM 11'7 (max) x 11'0 (max) (3.53m (max) x 3.35m (max))



Fitted Wardrobes. Radiator.

BEDROOM 8'2 (max) x 7'9 (max) (2.49m (max) x 2.36m (max))

Radiator.

BATHROOM



Panelled bath. Pedestal wash hand basin and Low level Wc. Fully tiled walls. Radiator.

SECOND FLOOR :

LOFT ROOM 16'8 (max) x 6'7 (max) (5.08m (max) x 2.01m (max))



Velux style roof window.

OUTSIDE :

PARKING: Ample off road parking is available to the front of the property.

GARDENS To the rear there is a private patio garden with decking seating area.

TENURE :

Freehold.

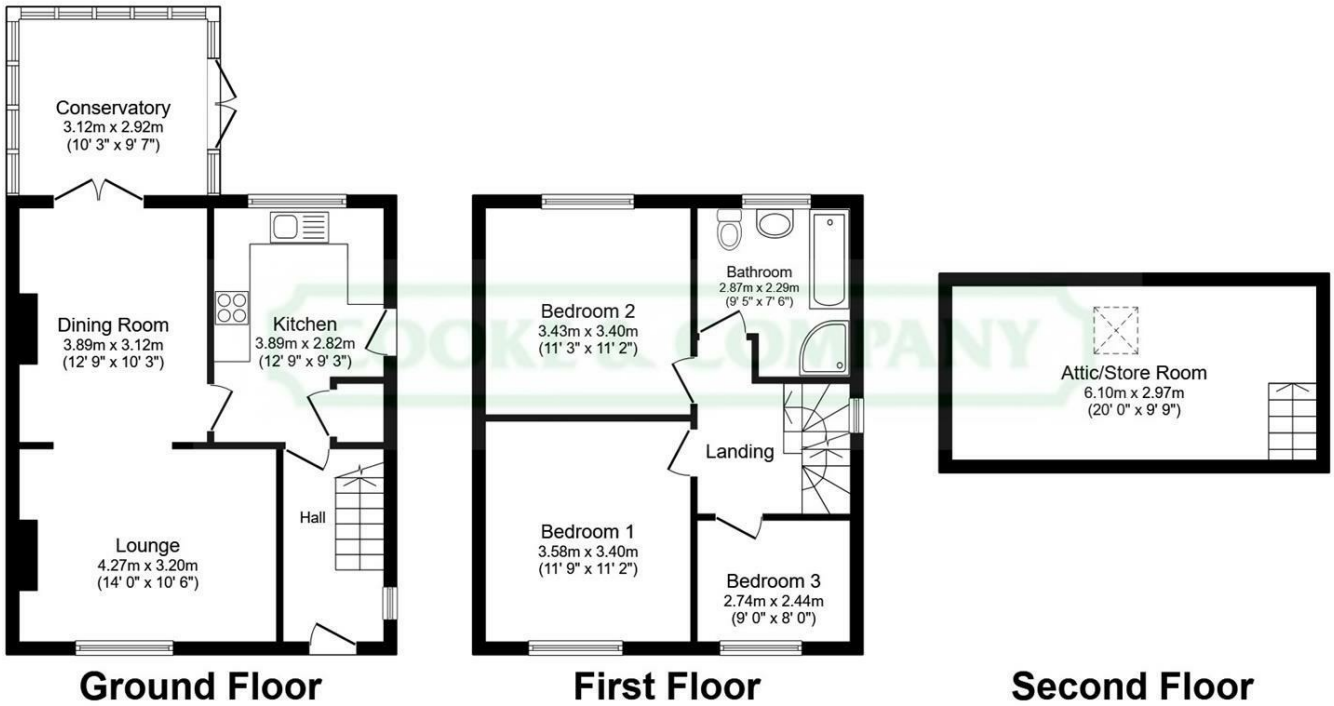
COUNCIL AND TAX BAND

Wigan Council Tax Band A.

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.

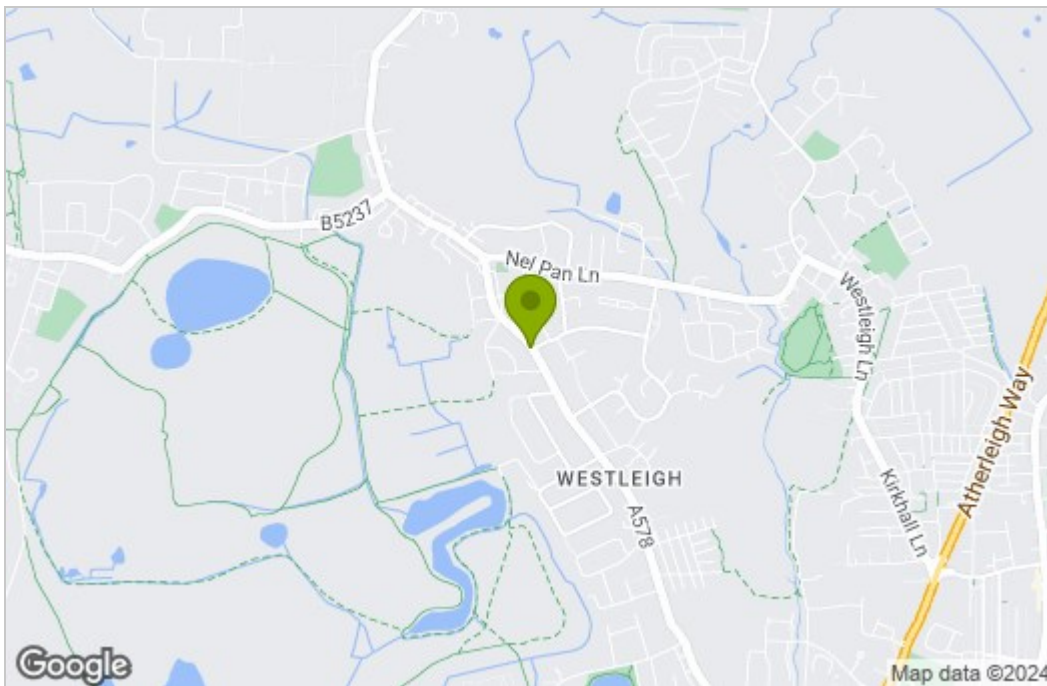
Floor Plan



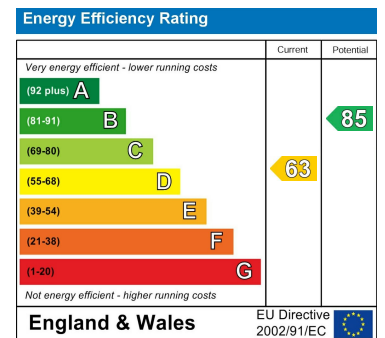
Total floor area 114.1 sq.m. (1,228 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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