

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Holden Road, Leigh

Situated in a highly regarded residential area with excellent access to public transport routes and a short walk to the Town Centre is this individual detached bungalow with two bedrooms with detached garage to the rear and available with no onward chain

**Asking Price £249,950**



## ENTRANCE HALL

Radiator.

**LOUNGE 13'5 (max) x 11'4 (max) (4.09m (max) x 3.45m (max) )**

Bay Window. Radiator.

**BEDROOM 12'2 (max) x 11'9 (max) (3.71m (max) x 3.58m (max) )**



Radiator. Fitted Wardrobes.

**BEDROOM 9'2 (max) x 9'0 (max) (2.79m (max) x 2.74m (max))**

Radiator.

**DINING ROOM 10'9 (max) x 8'9 (max) (3.28m (max) x 2.67m (max) )**



Patio doors to conservatory.

**CONSERVATORY 22'2 (max) x 6'8 (max) (6.76m (max) x 2.03m (max) )**



Double doors to rear garden.

**KITCHEN 14'2 (max) x 9'4 (max) (4.32m (max) x 2.84m (max) )**



Fitted with base units and wall cupboards. Oven, hob and extractor hood. Plumbing for washing machine and dishwasher. Inset sink with mixer tap. Door to outside.

## BATHROOM/WC



Panelled bath with electric shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls.

**OUTSIDE :**

**DETACHED GARAGE 18'1 (max) x 9'2 (max)  
(5.51m (max) x 2.79m (max) )**



Up and over door. Accessed from the rear.

**GARDENS**

Gardens are to the front and rear, mostly paved with mature trees and shrubs.

**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

# 179, Holden Road, Leigh.

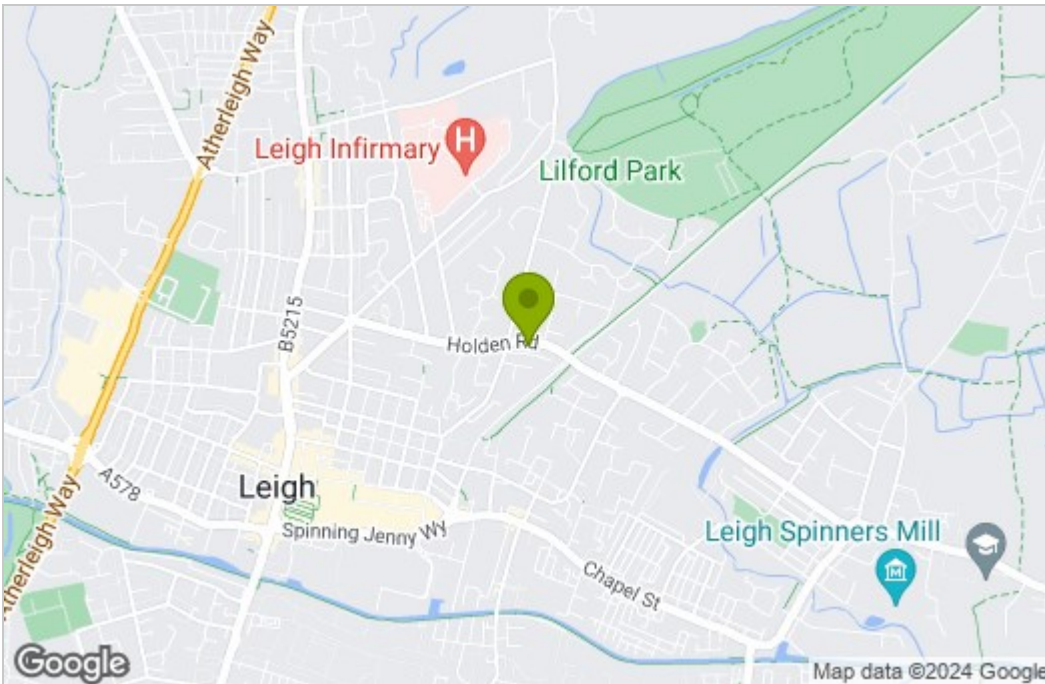
Gross internal area ( approx ) :-

90 sq m / 969 sq ft

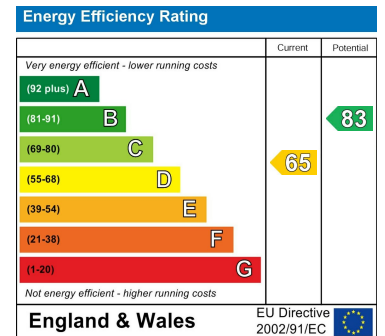


This plan is for layout guidance only. Not drawn to scale unless otherwise stated.  
Whilst every care is taken in the preparation of this plan, please check all

## 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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