

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Sovereign Fold Road, Leigh

Situated in a popular residential location and in a cul de sac position is this very attractive detached bungalow with two bedrooms and open plan living space offering well presented accommodation throughout to include garage, off road parking and gardens to the front and rear

Offers Over £210,000

GROUND FLOOR :

ENTRANCE HALL



Tiled Floor. Loft access.

OPEN PLAN LOUNGE AND KITCHEN 25'1 (max) x 14'7 (max) (7.65m (max) x 4.45m (max))



Feature ceiling with spot lights. Wall mounted TV Point. Open to Kitchen with fully fitted base and wall units. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Breakfast bar with seating arrangement.

BEDROOM 12'1 (max) x 11'0 (max) (3.68m (max) x 3.35m (max))



Radiator.

BEDROOM 12'1 (max) x 7'3 (max) (3.68m (max) x 2.21m (max))

Radiator.

BATHROOM



Large Shower Cubicle. Pedestal wash hand basin. Low level WC. Heated Towel Radiator. Fully tiled walls and floor.

OUTSIDE :

PARKING AND GARAGE

The property is approached via an entrance driveway providing off road parking leading to a garage.

GARDENS

To the front and rear. Front garden with lawn. To the rear there is a private garden with covered decking patio area, lawn and mature planted hedges.

TENURE :

Freehold.

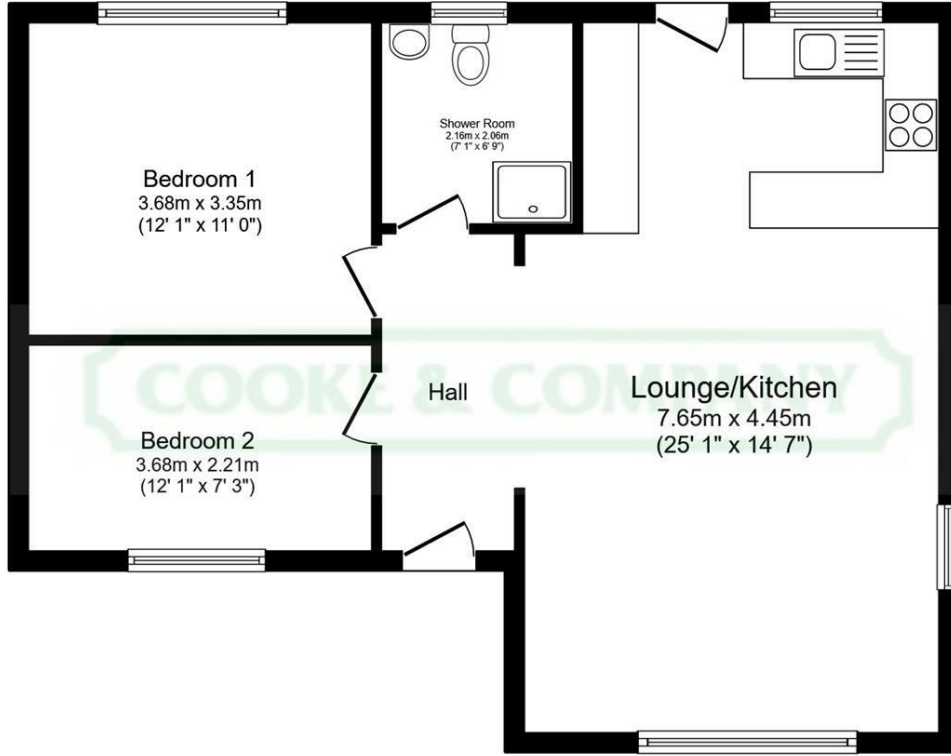
COUNCIL AND TAX BAND

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

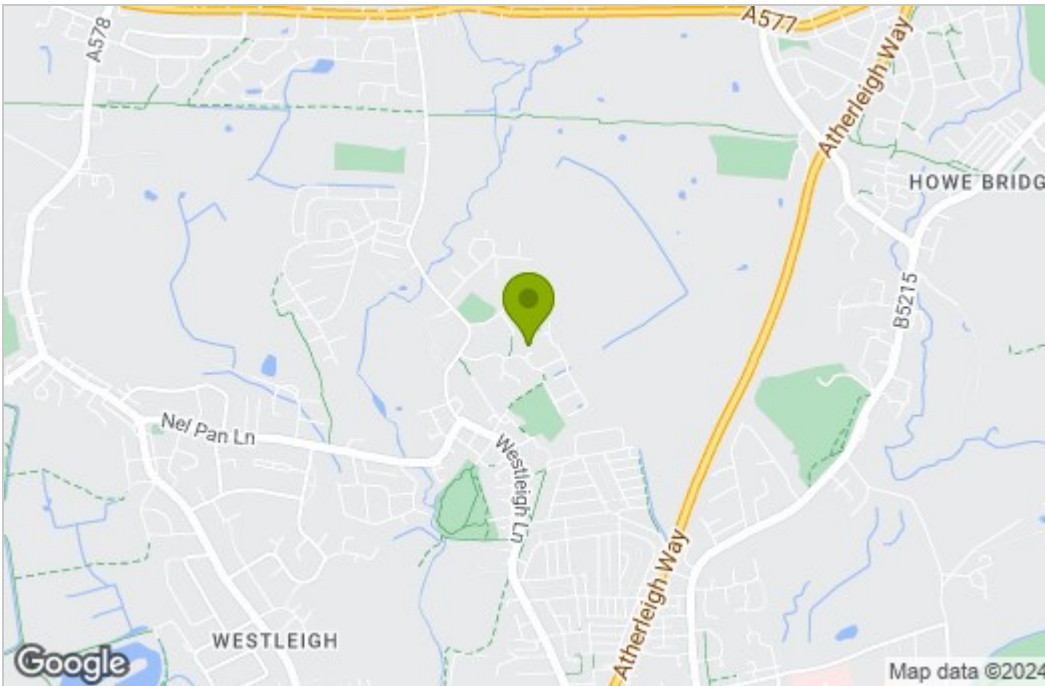


Floor Plan

Total floor area 63.9 sq.m. (688 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk