

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Brunswick Street, Leigh

This extended semi detached property is located close to Leigh Town Centre with easy access for shopping, restaurants, bus routes and access to local schools. The property comprises an entrance porch, hallway, lounge, dining room, kitchen, conservatory and utility. Whilst on the first floor there are three bedrooms and a family bathroom. The property is heated by gas central heating and benefits double glazing throughout.

The property is approached over an entrance block paved driveway which provides off road parking to the front along with ample additional parking to the side.

The gardens are to the front, side and rear mainly laid to lawn with surrounding flower beds and borders and patio area.

An additional good sized area of land is also available, suitable for a variety of uses, i.e. workshop or additional parking and gives access to the detached garage and work store located at the rear of the property.

Offers In The Region Of £240,000

72 Brunswick Street

Leigh, WN7 2PL



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE PORCH

LOUNGE

42'7"26'2" (max) x 52'5"22'11" (max) (13'8 (max) x 16'7 (max))

Attractive fireplace with surround. Bay window. TV point. Dado rail. Radiator.

DINING ROOM

22'11"29'6" (max) x 42'7"26'2" (max) (7'9 (max) x 13'8 (max))

Wooden flooring. Patio doors through to conservatory. Radiator.

CONSERVATORY

26'2"22'11" (max) x 39'4"16'4" (max) (8'7 (max) x 12'5 (max))

Wooden flooring. Patio doors to rear gardens. Radiator.

KITCHEN

36'1"9'10" (max) x 22'11"16'4" (max) (11'3 (max) x 7'5 (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Built in oven. Gas hob with extractor fan. Stainless steel splash back. Part tiled walls. Tiled flooring. Door to conservatory. Radiator.

UTILITY ROOM

22'11"26'2" (max) x 22'11"6'6" (max) (7'8 (max) x 7'2 (max))

Fitted with base cupboards.

FIRST FLOOR:

LANDING

BEDROOM

29'6"29'6" (max) x 32'9"13'1" (max) (9'9 (max) x 10'4 (max))

Fully fitted wardrobes. Radiator.

BEDROOM

36'1"16'4" (max) x 29'6"19'8" (max) (11'5 (max) x 9'6 (max))

Fully fitted wardrobes. Radiator.

BEDROOM

26'2"3'3" (max) x 29'6"22'11" (max) (8'1 (max) x 9'7 (max))

Radiator.

BATHROOM

Panelled bath. Separate shower cubical. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE:

PARKING

The property is approached over an entrance driveway which provides off road parking to the front.

GARDENS

To the front, side and rear. To the rear the gardens are mainly laid to lawn with surrounding flowerbeds, boarders and patio area. The garden also houses shed and garage for storage. To the side the property benefits strip of land of good size suitable for workshop /potting shed etc.

TENURE

Freehold.

COUNCIL TAX BAND

B

VIEWINGS

By appointment with the agents as overleaf.

PLEASE NOTE

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.

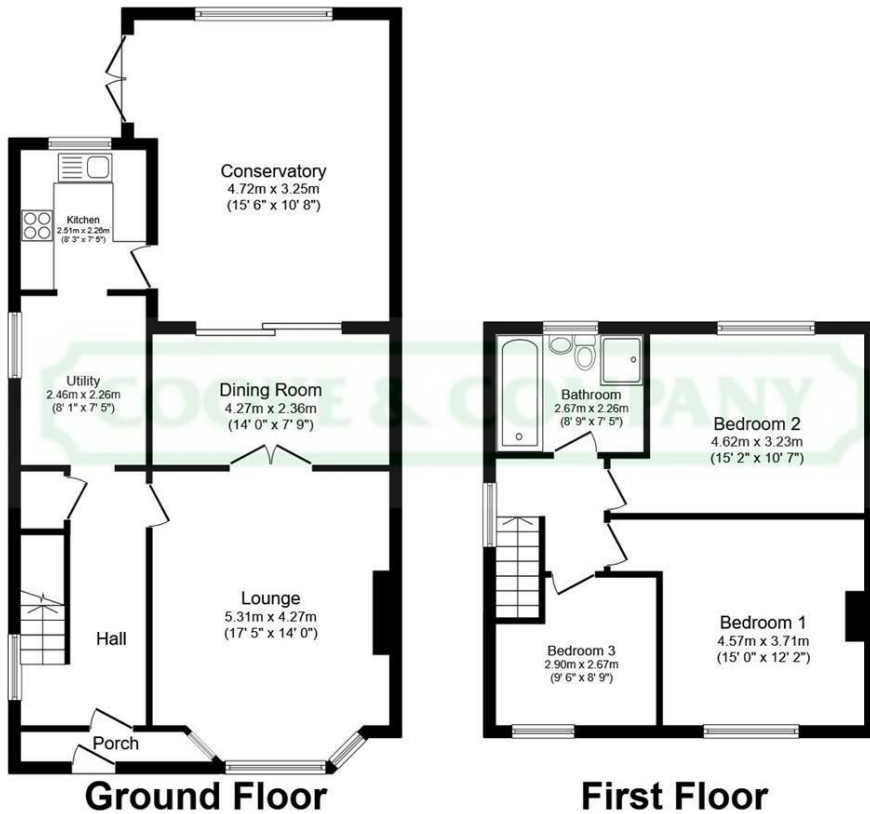


Directions

From Cooke & Company's office on Lord Street turn right at the junction and keep left at the lights onto Chapel Street. After a short distance turn right onto Mather Lane and turn right onto Brunswick Street where the property can then be found. Sat Nav Ref WN7 2PL



Floor Plan



Total floor area 129.6 sq.m. (1,395 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

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	