

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Sovereign Fold Road, Leigh

Situated in an established and popular residential location is this spacious and well designed two bedroom true bungalow offering attractive and well proportioned accommodation to include off road parking/garage and gardens to the side and rear

(MUST BE VEIUED)

**Asking Price £245,000**

In further the accommodation comprises:

## **GROUND FLOOR:**

### **ENTRANCE HALL**

Loft access. Radiator.

### **LOUNGE 42'7" x 22'11" (max) x 52'5" x 29'6" (max) ( 13'7 (max) x 16'9 (max))**

Gas Lovely sized lounge. Attractive gas fire and surround. TV point. Radiator.

### **KITCHEN 26'2" x 13'1" (max) x 32'9" x 26'2" (max) ( 8'4 (max) x 10'8 (max) )**

Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Gas cooker. Plumbing for washing machine and dryer. Part tiled walls. Radiator. Door to:-

### **CONSERVATORY 36'1" x 32'9" (max) x 45'11" x 29'6" (max) ( 11'10 (max) x 14'9 (max) )**

Door to outside patio. Two radiator.

### **BEDROOM 36'1" x 6'6" (max) x 36'1" x 19'8" (max) ( 11'2 (max) x 11'6 (max) )**

Fully fitted wardrobes. Radiator.

### **BEDROOM 36'1" x 19'8" (max) x 22'11" x 16'4" (max) ( 11'6 (max) x 7'5 (max))**

Radiator.

### **BATHROOM**

Shower cubicle. Vanity wash hand basin with built in storage. Love level WC. Mostly tiled walls.

## **OUTSIDE:**

### **GARAGE**

The property is approached over an attractive block paved driveway which provides off parking to the front and side, leading to the detached single garage.

### **GARDENS**

To the rear and side, mainly laid to lawn with surrounding flowerbeds, well stocked borders and patio area.

### **TENURE**

Freehold

### **VIEWING**

By appointment with the agents as overleaf.

### **COUNCIL TAX BAND**

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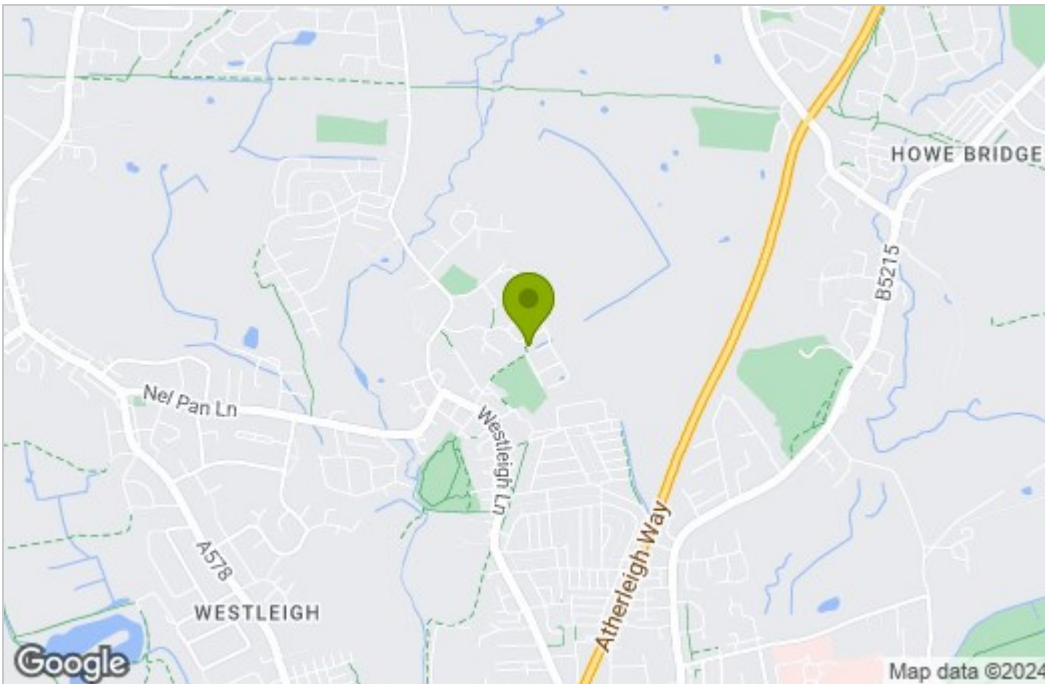
### **PLEASE NOTE**

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

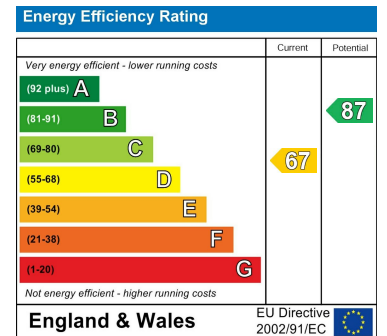
working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

# 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.

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