

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hill View, Leigh

Situated in an established location with excellent access to public transport routes and a short walk to local schools is this unique property located on the end of a row and offering an ideal first home with two bedrooms to include off road parking and private rear garden

Asking Price £150,000

GROUND FLOOR :

LOUNGE AND DINING ROOM 24'2 (max) x 19'8 (max) (7.37m (max) x 5.99m (max))



Log Burner style fireplace. TV Point. Radiator. Patio doors to rear.

KITCHEN 13'5 (max) x 9'7 (max) (4.09m (max) x 2.92m (max))



Fitted with base and wall cupboards. Gas cooker point. Extractor Hood.

FIRST FLOOR :

LANDING

BEDROOM 14'7 (max) x 12'7 (max) (4.45m (max) x 3.84m (max))



Radiator.

BEDROOM 18'3 (max) x 10'8 (max) (5.56m (max) x 3.25m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment over bath and shower screen. Vanity unit wash hand basin. Low level Wc. Radiator. Part tiled walls and tiled floor.

OUTSIDE :

Off road parking is available to the front of the property and to the rear there is a private low maintenance patio garden.

TENURE :

Leasehold. Residue of 999 year Lease.

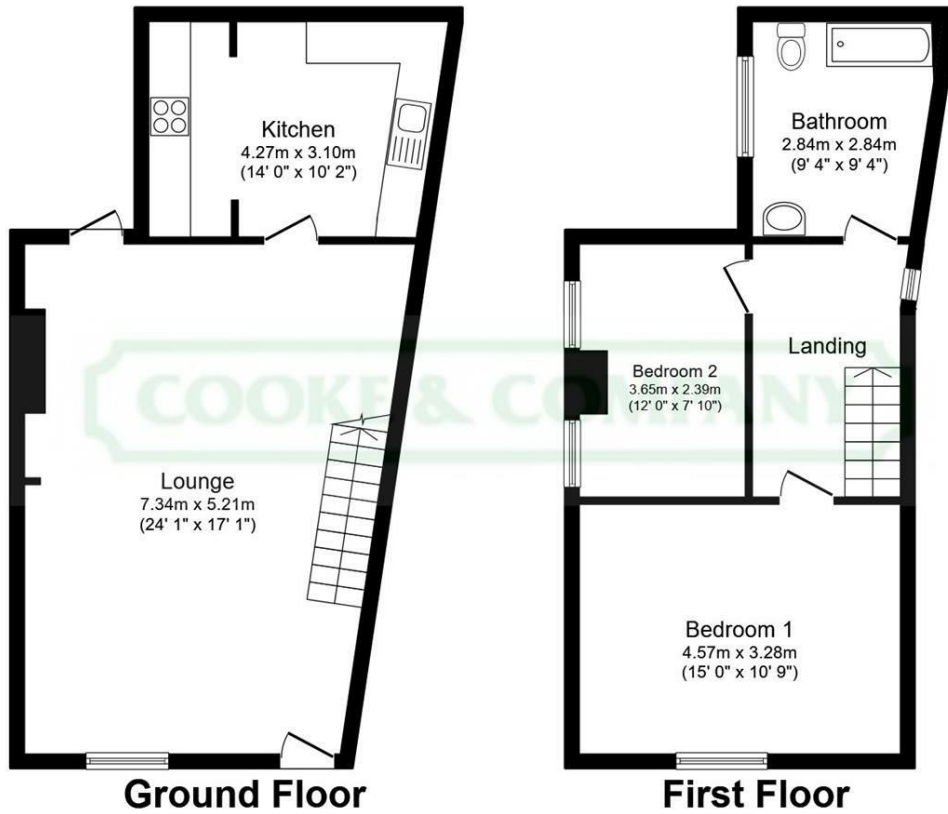
COUNCIL AND TAX BAND

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.

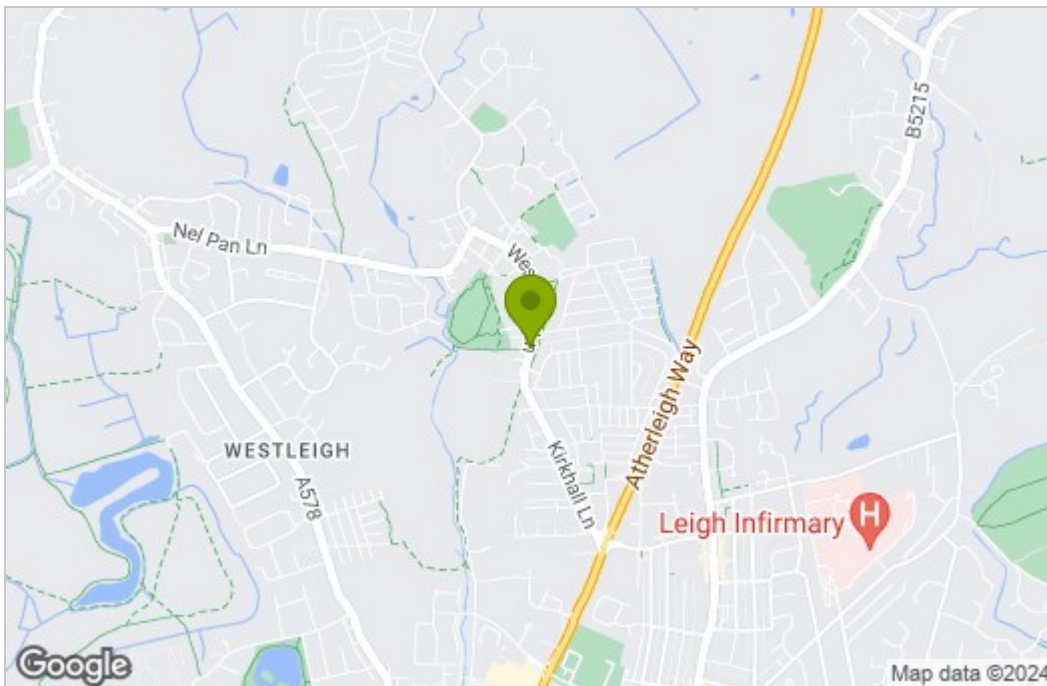
Floor Plan



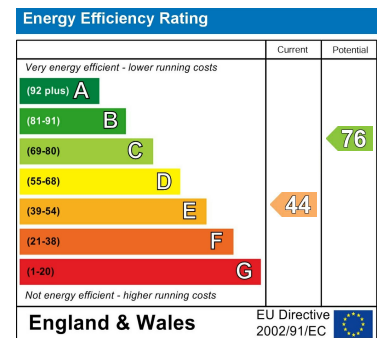
Total floor area 92.4 sq.m. (994 sq.ft.) approx

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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