

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Leigh Road, Leigh

Situated in a popular location and with excellent access to public transport routes and the Town Centre is this garden fronted mid terrace property with two bedrooms with detached garage to the rear in need of some improvements but offering an ideal first purchase or an investment opportunity and available with no onward chain

**Asking Price £89,950**



## GROUND FLOOR :

### ENTRANCE VESTIBULE

### ENTRANCE HALL

Radiator.

**LOUNGE 11'1 (max) x 11'0 (max) (3.38m (max) x 3.35m (max) )**



Radiator.

**DINING ROOM 12'4 (max) x 11'6 (max) (3.76m (max) x 3.51m (max) )**

Radiator.

**KITCHEN 9'8 (max) x 5'3 (max) (2.95m (max) x 1.60m (max) )**



Fitted with base and wall units. Inset sink. Cooker point. Plumbing for washing machine. Door to outside.

## FIRST FLOOR :

## LANDING



**BEDROOM 12'3 (max) x 8'2 (max) (3.73m (max) x 2.49m (max) )**

Radiator.

**BEDROOM 11'9 (max) x 11'0 (max) (3.58m (max) x 3.35m (max) )**



Radiator.

## BATHROOM



Large Shower Cubicle. Pedestal wash hand basin. Low level Wc. Radiator. Tiled walls.

## OUTSIDE :

The property is garden fronted with a private area to the rear with garage.

**GARAGE 19'7 (max) x 7'9 (max) (5.97m (max) x 2.36m (max) )**



Accessed from the rear. Up and over door. Side personal door.

## 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

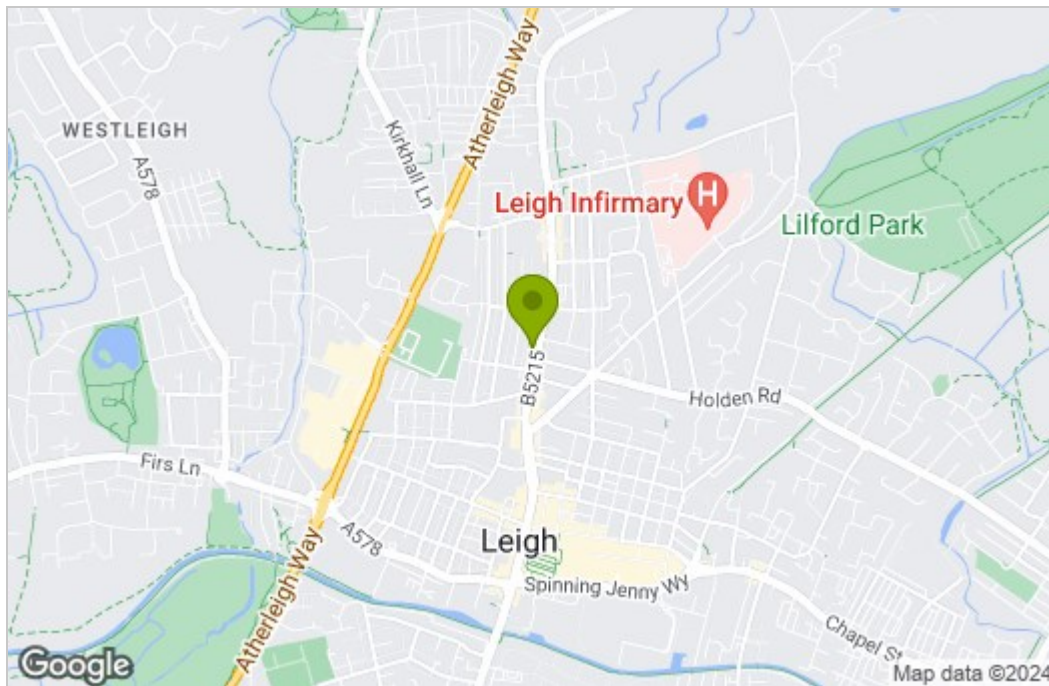
# 33, Leigh Road, Leigh.

Gross internal area ( approx ) :-  
78 sq m / 844 sq ft

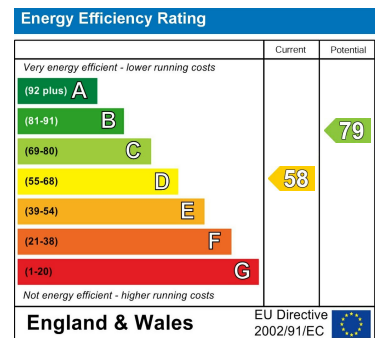


This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

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.

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