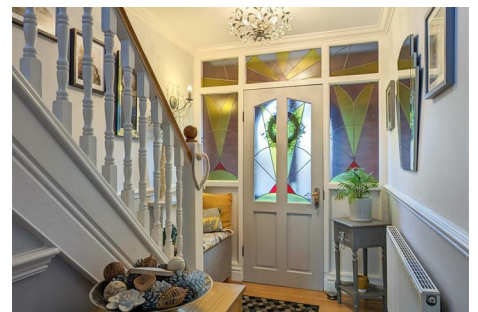


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Birley Street, Leigh

Situated in a very popular and highly regarded residential area with good access to commuter and social routes via the V1 Guided Busway and a short distance to local schools and Lilford Park is this beautifully presented semi detached family home offering very attractive accommodation throughout with off road parking, garage and gardens to the front and rear.

(MUST BE VIEWED)

Asking Price £279,995

27 Birley Street

, Leigh, WN7 1JU



GROUND FLOOR:

ENTRANCE PORCH

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE

12'0 (max) x 11'6 (max) (3.66m'0.00m (max) x 3.35m'1.83m (max))

DINING ROOM

11'8 (max) x 11'5 (max) (3.35m'2.44m (max) x 3.35m'1.52m (max))

CONSERVATORY

15'3 (max) x 11'1 (max) (4.57m'0.91m (max) x 3.35m'0.30m (max))

KITCHEN

11'7 (max) x 8'2 (max) (3.35m'2.13m (max) x 2.44m'0.61m (max))

FIRST FLOOR:

LANDING

BEDROOM

13'3 (max) x 10'7 (max) (3.96m'0.91m (max) x 3.05m'2.13m (max))

BEDROOM

12'1 (max) x 10'8 (max) (3.66m'0.30m (max) x 3.05m'2.44m (max))

BEDROOM

8'5 (max) x 7'4 (max) (2.44m'1.52m (max) x 2.13m'1.22m (max))

LOFT

BATHROOM/WC

OUTSIDE:

PARKING

GARAGE

16'2 (max) x 11'7 (max) (4.88m'0.61m (max) x 3.35m'2.13m (max))

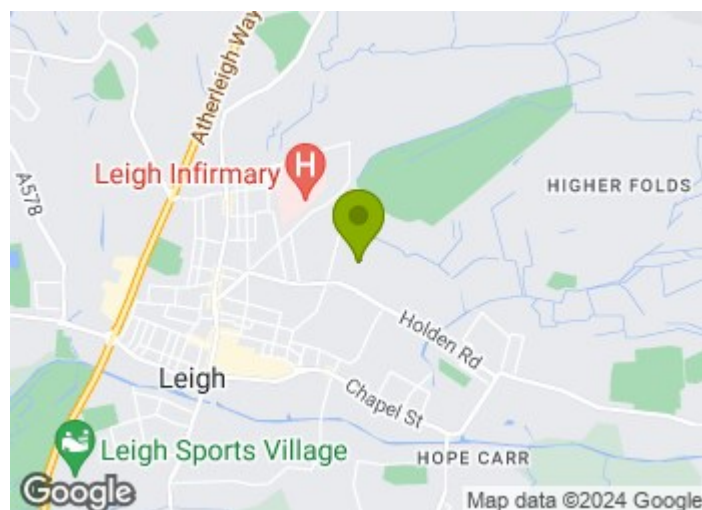
GARDENS

TENURE

COUNCIL AND TAX BAND

VIEWING

SERVICES (NOT TESTED)



Directions

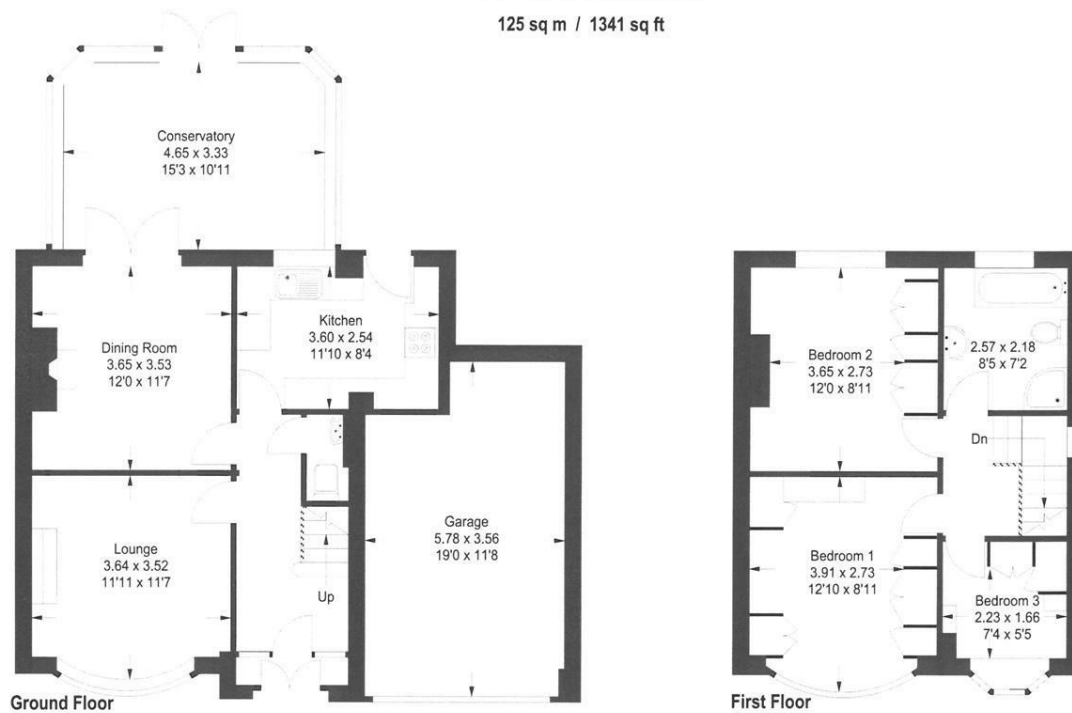
Sat Nav Ref WN7 1JU



Floor Plan

27, Birley Street, Leigh.

Gross internal area (approx) :-
125 sq m / 1341 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	