

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Westleigh Lane, Leigh

Offered for sale with no onward chain and with lovely open field views to the rear is this semi detached family home with three bedrooms within a short walk to local schools and access to public transport routes offering an ideal family home to include gardens off road parking and garage

Asking Price £169,950

GROUND FLOOR :

LOUNGE : 10'1 (max) x 11'1 (max) (3.07m (max) x 3.38m (max))



Wall mounted gas fire. Radiator. Open stairway to first floor.

DINING KITCHEN 19'2 (max) x 18'3 (max) (5.84m (max) x 5.56m (max))



Fitted with base units and wall cupboards. Integrated double oven. Hob and extractor hood. Inset sink with mixer tap. Plumbing for washing machine. Dining area. Door to outside.

FIRST FLOOR :

LANDING



BEDROOM 11'2 (max) x 10'1 (max) (3.40m (max) x 3.07m (max))



Radiator.

BEDROOM 10'1 (max) x 8'6 (max) (3.07m (max) x 2.59m (max))



Radiator. Fitted Wardrobes.

BEDROOM 8'2 (max) x 7'6 (max) (2.49m (max) x 2.29m (max))



Radiator.

SHOWER ROOM



Shower Cubicle. Vanity unit wash hand basin. Low level Wc. Heated Towel Radiator. Fully tiled walls and floor.

OUTSIDE :

GARDENS

Gardens are to the front and rear. Low maintenance front garden. To the rear there is a private garden which is not overlooked from the rear.

GARAGE 18'5 (max) x 8'3 (max) (5.61m (max) x 2.51m (max))

Up and over door. Rear personal door.

TENURE :

Leasehold. Ground Rent £10.50 per annum.

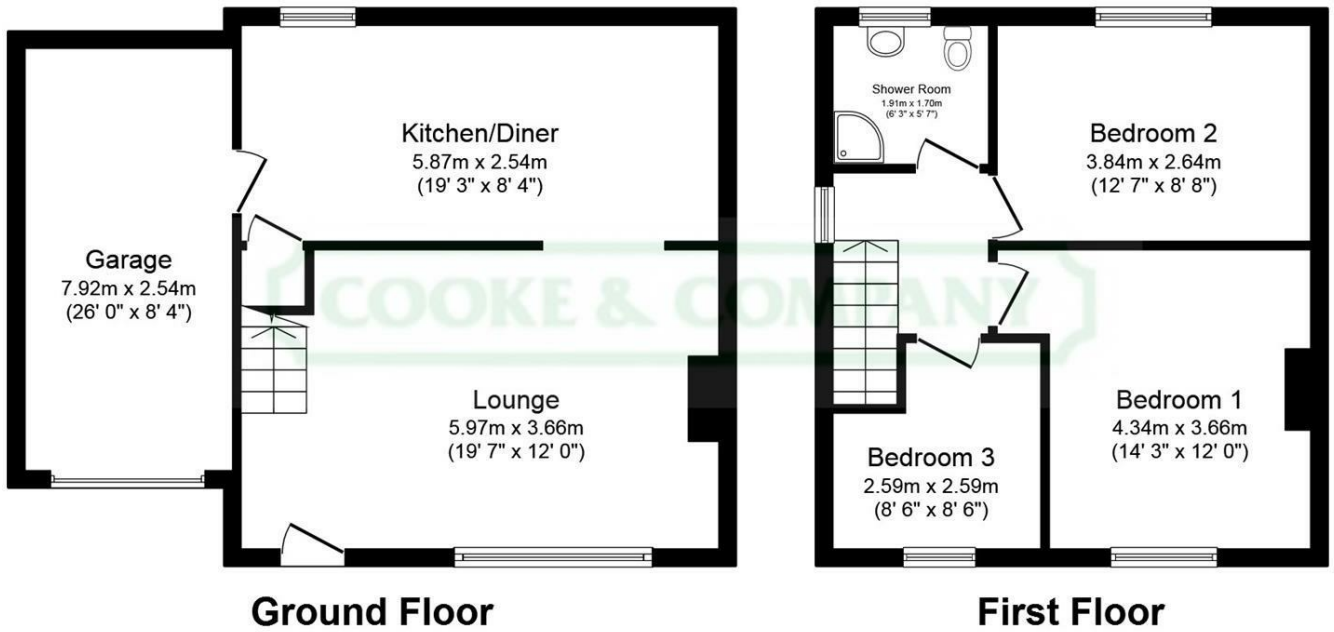
COUNCIL AND TAX BAND

Wigan Council Tax Band B.

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.

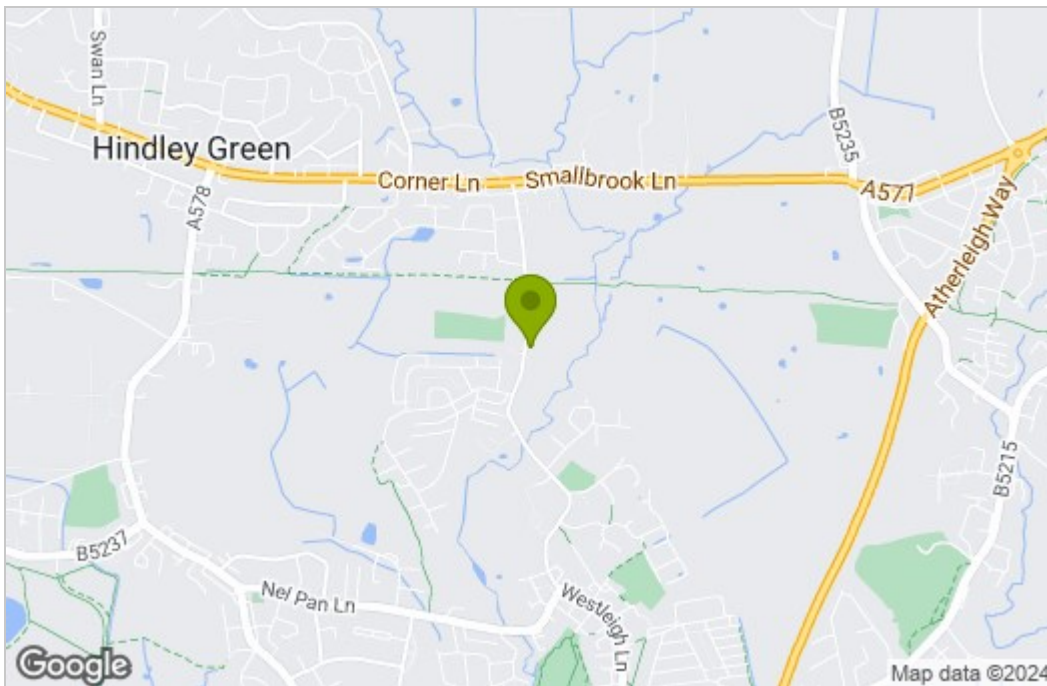
Floor Plan



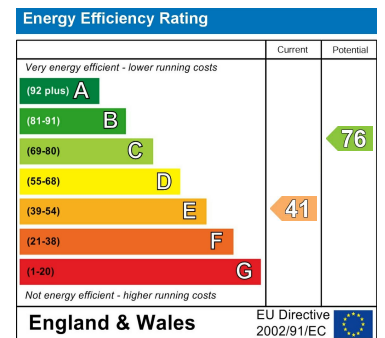
Total floor area 88.4 sq.m. (951 sq.ft.) approx

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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