

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Walmsley Meadow Road, Leigh

Situated on a very popular modern development and with open space views to the front is this beautifully presented family home on the end of a small row with three bedrooms, master with en-suite offering excellent accommodation over two floors to include off road parking for two vehicles and private garden to the rear

Asking Price £220,000

GROUND FLOOR :
ENTRANCE HALL



Radiator.

CLOAKROOM/WC

Wash hand basin. Low level Wc. Radiator.

LOUNGE 14'5 (max) x 12'2 (max) (4.39m (max) x 3.71m (max))



Wall mounted TV point. Radiator. Under stairs store cupboard.

DINING KITCHEN 15'3 (max) x 8'8 (max) (4.65m (max) x 2.64m (max))



Fully fitted with wall and base cupboards. Sink Unit with mixer tap. Oven hob and extractor Hood. Integrated fridge freezer. Dining area with double doors to rear garden. Radiator.

FIRST FLOOR :
LANDING

MASTER BEDROOM 9'7 (max) x 9'4 (max) (2.92m (max) x 2.84m (max))



TV Point. Radiator.

EN SUITE



Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

BEDROOM 9'2 (max) x 7'8 (max) (2.79m (max) x 2.34m (max))



Radiator.

BEDROOM 7'6 (max) x 5'6 (max) (2.29m (max) x 1.68m (max))

Radiator.

BATHROOM



Panelled bath with shower fitment over bath and shower screen. Pedestal wash basin. Low level WC. Mostly tiled walls. Radiator.

OUTSIDE :

PARKING

Off road parking for two vehicles is available to the front.

GARDENS

To the rear there is a private garden, fully fenced with paved patio area, lawn and further decking seating area.

TENURE :

Leasehold.

MAINTENANCE CHARGE :

A payment of £85.00 per annum is payable towards the upkeep of green open space on the development.

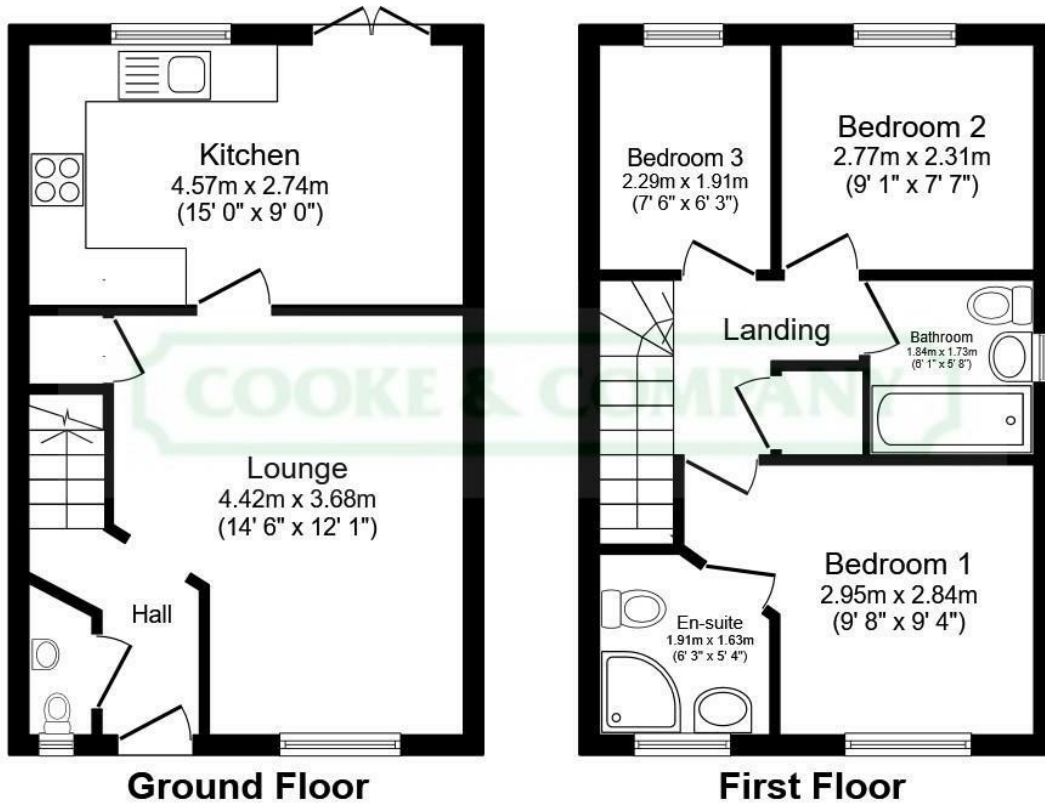
COUNCIL AND TAX BAND

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.

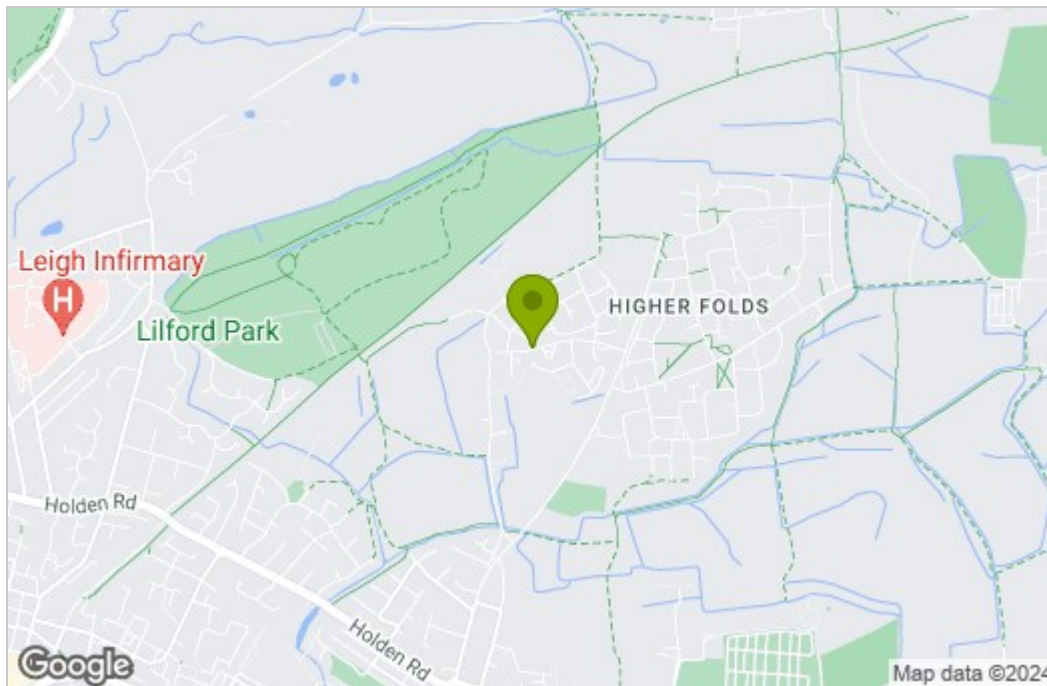
Floor Plan



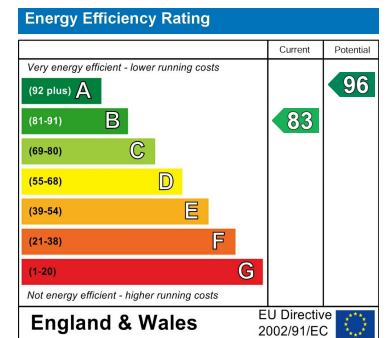
Total floor area 66.4 sq.m. (714 sq.ft.) approx

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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