

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Westleigh Lane, Leigh

In further detail the property includes:- On the ground floor: Entrance hall, lounge, kitchen and conservatory. There are two bedrooms and bathroom/wc.

The property is approached over an entrance driveway providing ample off road parking for several vehicles. Gardens are to the front and rear. Good sized private rear garden with attractive open aspect views.

Asking Price £159,950

218 Westleigh Lane

Leigh, WN7 5PN



ENTRANCE HALL

Radiator.

LOUNGE

16'2 (max) x 11'4 (max) (4.93m (max) x 3.45m (max))

Radiator.

KITCHEN

9'3 (max) x 9'0 (max) (2.82m (max) x 2.74m (max))

Modern fitted kitchen with wall and base cupboards. Inset sink with mixer tap. Oven, hob and extractor hood.

BEDROOM OR DINING ROOM

12'4 (max) x 10'4 (max) (3.76m (max) x 3.15m (max))

Radiator. Double doors to rear.

BEDROOM

9'8 (max) x 9'1 (max) (2.95m (max) x 2.77m (max))

Radiator. Patio doors to Conservatory.

CONSERVATORY

8'8 (max) x 8'1 (max) (2.64m (max) x 2.46m (max))

Radiator. Tiled floor. Double doors to rear garden.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Part tiled walls.

OUTSIDE :

The property is approached via the driveway to the front which provides off road parking for several vehicles.

Gardens are to the front and rear. Good sized rear garden with attractive open aspect views over fields.

TENURE :

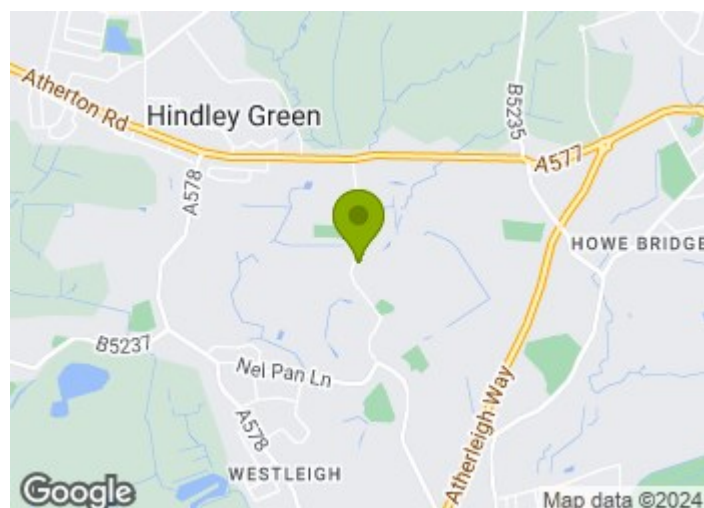
Leasehold. Residue of 999 year Lease.

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.



Directions

Sat Nav Ref: WN7 5PN



Floor Plan



Floor Plan

Total floor area 69.3 sq.m. (746 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

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	