

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Charles Street, Leigh

Situated in a highly regarded residential area is this beautifully presented semi-detached bungalow with three bedrooms to include integral garage, paved frontage providing ample off road parking and private garden to the rear

**Asking Price £269,950**

### ENTRANCE HALL

Radiator. Built in store cupboard.

### LOUNGE 17'6 (max) x 11'2 (5.33m (max) x 3.40m )



TV Point. Radiator.

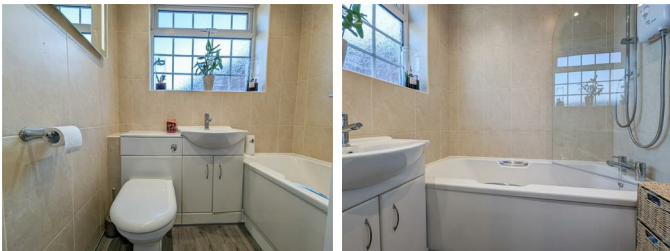
### INNER HALL



### BEDROOM 8'8 (max) x 8'6 (max) (2.64m (max) x 2.59m (max) )

Radiator.

### BATHROOM/WC



Panelled bath with electric shower fitment over bath and shower screen. Vanity unit wash hand basin. Low level WC. Radiator. Fully tiled walls.

### BEDROOM 12'8 (max) x 10'3 (max) (3.86m (max) x 3.12m (max) )



Radiator.

### BEDROOM 10'5 (max) x 9'6 (max) (3.18m (max) x 2.90m (max) )



Radiator.

### KITCHEN 9'8 (max) x 8'5 (max) (2.95m (max) x 2.57m (max) )



Fully fitted with wall and base cupboards. Electric cooker point. Inset sink with mixer tap. Plumbing for washing machine. Double doors to Conservatory.

### CONSERVATORY 11'6 (max) x 9'6 (max) (3.51m (max) x 2.90m (max) )

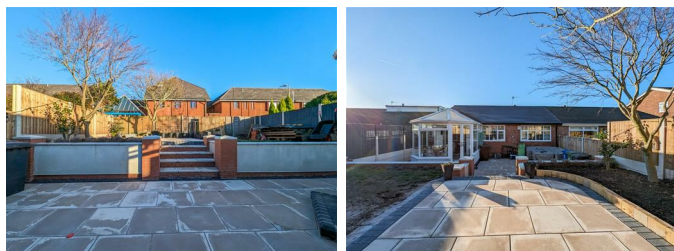
Double doors to rear garden.

### OUTSIDE :

#### PARKING AND GARAGE

The front garden has been paved to provide ample off road parking and the property benefits a single integral garage.

## GARDEN



Mainly to the rear. Private garden with large paved patio and raised garden area with flower beds.

### TENURE :

Freehold.

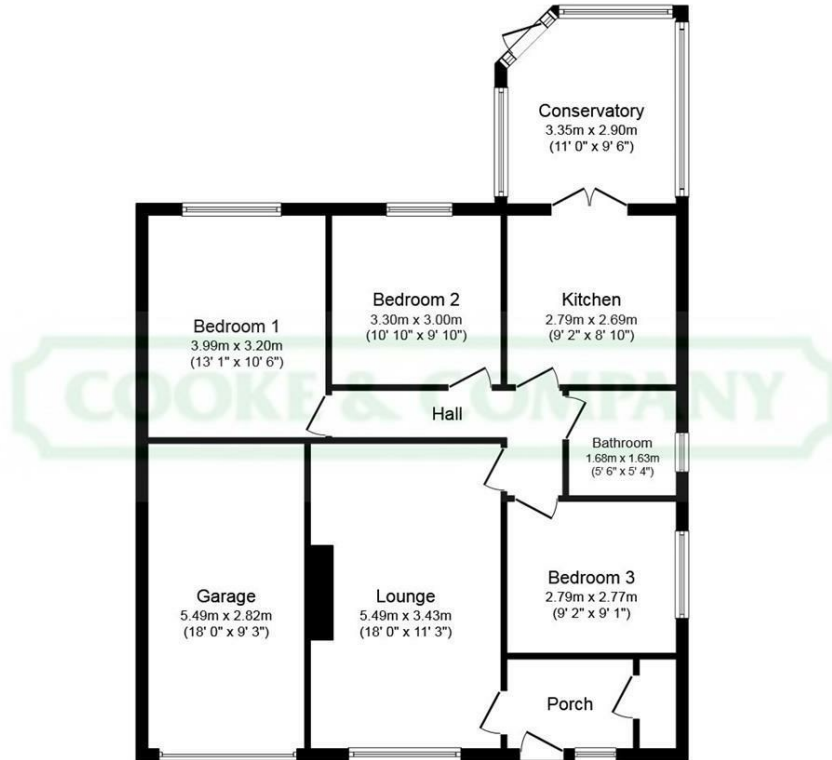
### COUNCIL AND TAX BAND

Wigan Council Tax Band C.

### 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

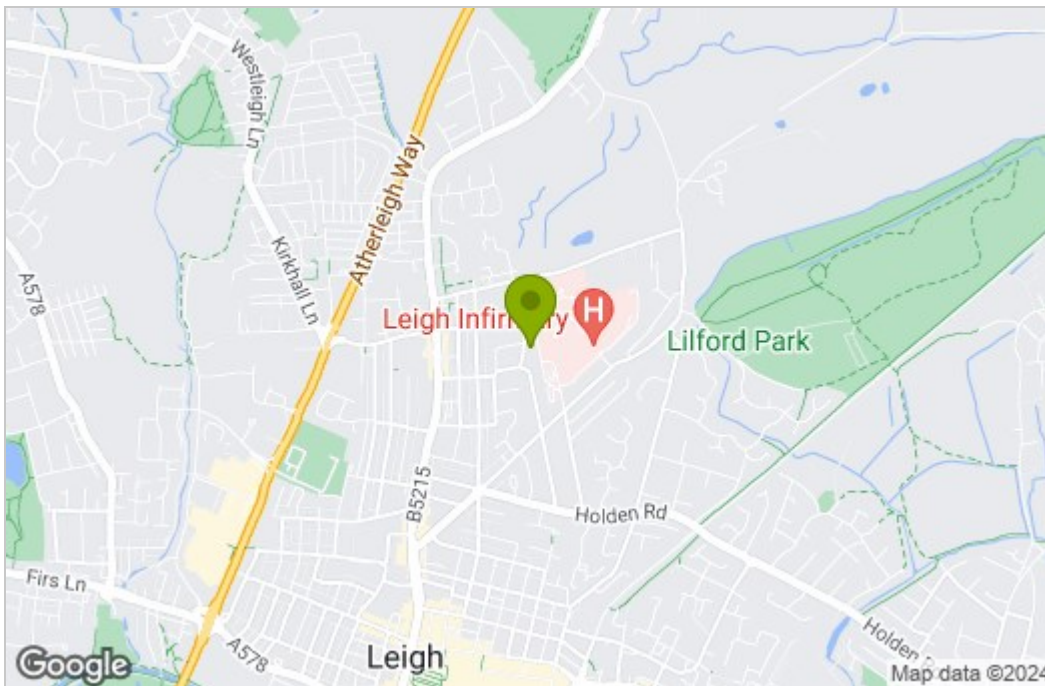


**Floor Plan**

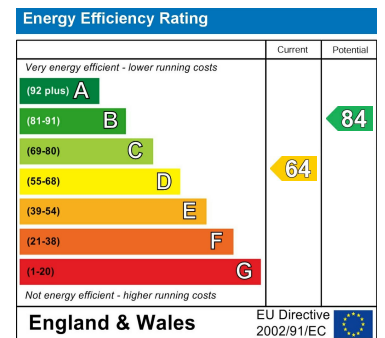
Total floor area 101.4 sq.m. (1,092 sq.ft.) approx

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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