

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kenhall Road, Leigh

Situated in a very popular residential area and in a cul de sac location with good access to public transport routes and a short walk to local schools is this semi detached family home with three bedrooms to include gardens private driveway and garage

NO ONWARD CHAIN

Asking Price £229,950

GROUND FLOOR :
ENTRANCE HALLWAY



LOUNGE 12'9 (max) x 11'5 (max) (3.89m (max) x 3.48m (max))



Radiator.

DINING ROOM 11'9 (max) x 11'5 (max) (3.58m (max) x 3.48m (max))



Radiator.

KITCHEN 13'6 (max) x 8'1 (max) (4.11m (max) x 2.46m (max))



Fitted with base units and wall cupboards. Plumbing for washing machine. Cooker point. Door to outside.

FIRST FLOOR:

LANDING



BEDROOM 12'1 (max) x 11'6 (max) (3.68m (max) x 3.51m (max))



Radiator.

BEDROOM 12'9 (max) x 11'6 (max) (3.89m (max) x 3.51m (max))



Radiator.

BEDROOM 10'4 (max) x 6'1 (max) (3.15m (max) x 1.85m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment over bath.
Pedestal wash hand basin.

SEPARATE WC



Low level Wc.

OUTSIDE :

GARDENS

To the front and rear.

GARAGE 15'6 (max) x 7'5 (max) (4.72m (max) x 2.26m (max))

TENURE :

Leasehold. Residue of 999 years.

COUNCIL AND TAX BAND

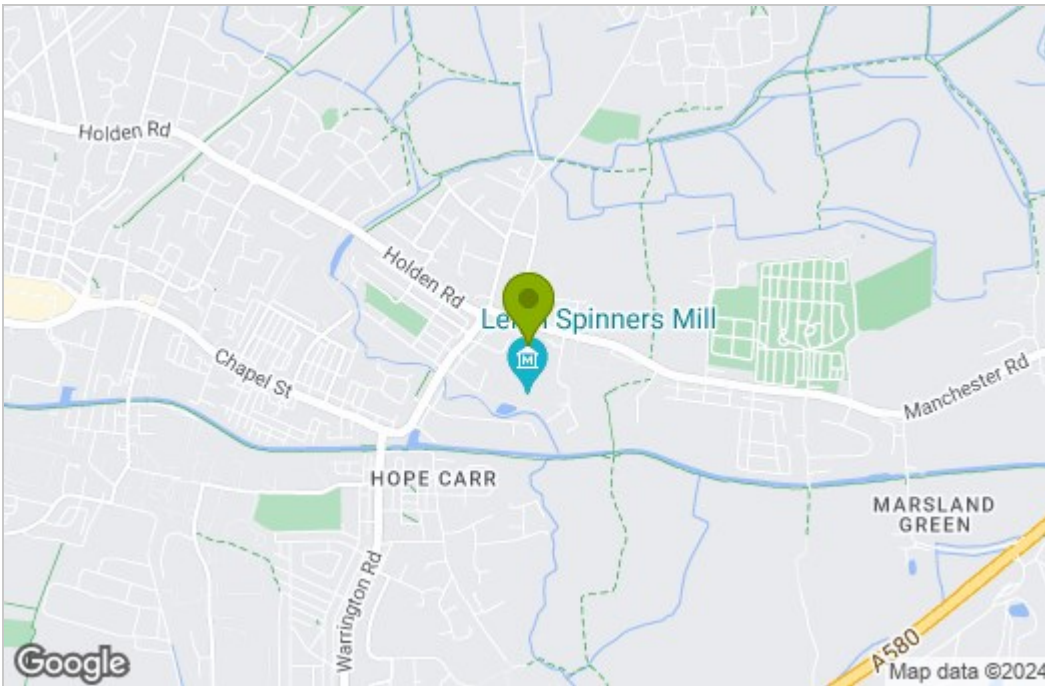
Wigan Council Tax Band C.

SERVICES (NOT TESTED)

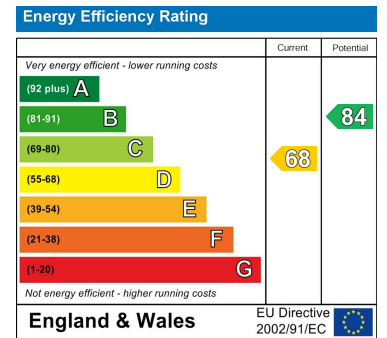
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Floor Plan

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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