

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Charles Street, Leigh

Situated in a very popular location with good access to public transport routes and within walking distance to local schools is this very attractive and beautifully presented semi detached family home with three bedrooms to include off road parking to the front for two vehicles and private garden to the rear

Asking Price £235,000

133 Charles Street

, Leigh, WN7 1HD



GROUND FLOOR :

ENTRANCE HALL

LOUNGE

18'1 (max) x 10'4 (max) (5.51m (max) x 3.15m (max))

CONSERVATORY

12'0 (max) x 10'8 (max) (3.66m (max) x 3.25m (max))

KITCHEN

11'2 (max) x 8'2 (max) (3.40m (max) x 2.49m (max))

FIRST FLOOR :

LANDING

BEDROOM

11'1 (max) x 8'6 (max) (3.38m (max) x 2.59m (max))

BEDROOM

10'9 (max) x 9'5 (max) (3.28m (max) x 2.87m (max))

BEDROOM

9'2 (max) x 8'3 (max) (2.79m (max) x 2.51m (max))

BATHROOM

OUTSIDE :

PARKING

GARDENS

TENURE :

COUNCIL AND TAX BAND

SERVICES (NOT TESTED)

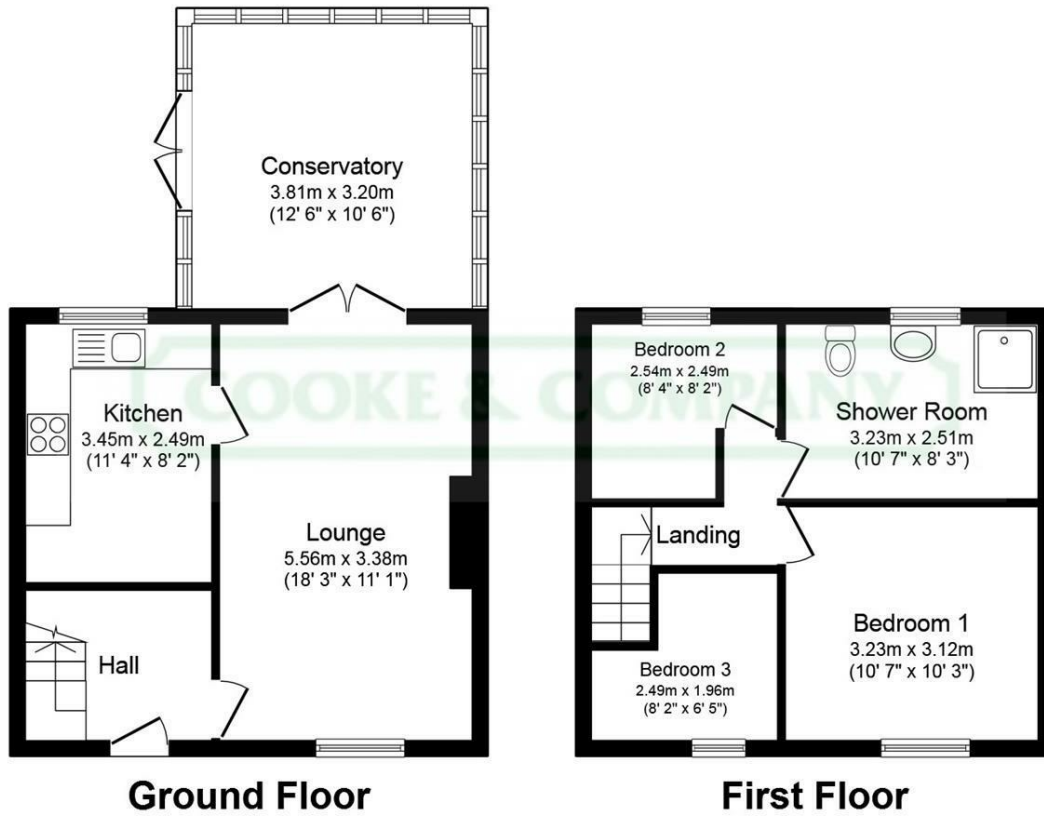


Directions

Sat Nav Ref: WN7 1HD



Floor Plan



Total floor area 81.4 sq.m. (876 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			84
(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	