

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Alderley Lane, Leigh

Situated in a very popular residential area and available with no onward chain is this semi detached bungalow with two bedrooms to include off road parking and gardens

Asking Price £199,950

ENTRANCE HALL

LOUNGE 17'3 (max) x 10'3 (max) (5.26m (max) x 3.12m (max))



Radiator.

INNER HALLWAY

KITCHEN 11'4 (max) x 8'0 (max) (3.45m (max) x 2.44m (max))

Fitted with wall and base cupboards. Sink unit with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Door to outside.

BATHROOM

Panelled bath with shower fitment over bath and screen. Vanity unit wash hand basin. Low level Wc. Radiator. Upvc wall panelling.

BEDROOM 13'5 (max) x 9'5 (max) (4.09m (max) x 2.87m (max))

Fitted Wardrobes. Radiator.

DINING/SITTING ROOM 10'4 (max) x 8'0 (max) (3.15m (max) x 2.44m (max))



leading to :

BEDROOM 14'0 (max) x 10'3 (max) (4.27m (max) x 3.12m (max))



Fitted Wardrobes. Radiator.

OUTSIDE :

PARKING The property benefits a private driveway.

GARDENS To the front and rear. Front garden with planted shrubs. To the rear mostly laid to lawn.

TENURE :

Leasehold. Residue of 999 year Lease. Ground Rent £15.00 per annum.

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.

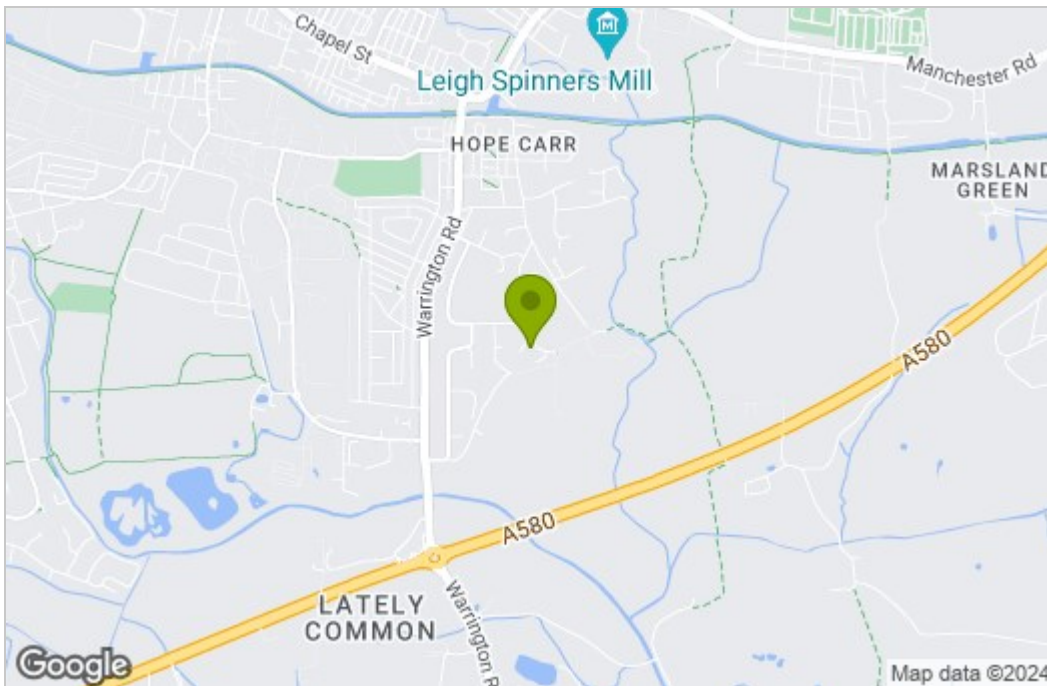
Floor Plan



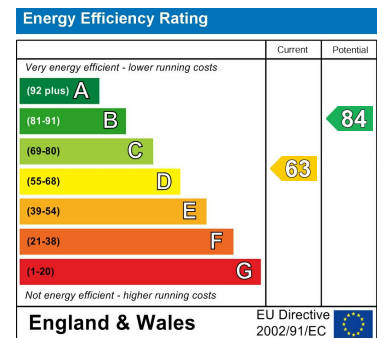
Total floor area 67.5 sq.m. (727 sq.ft.) approx

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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