

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Church Street, Leigh

Situated in a established location
with good access to the Town Centre and Local Schools
is this beautifully presented and very spacious
bay fronted mid-terrace property offering
very attractive accommodation throughout
with lovely kitchen and conservatory, two double bedrooms
stunning family bathroom and converted loft space

Asking Price £169,950

GROUND FLOOR :

ENTRANCE HALLWAY

LOUNGE 13'6 (max) x 12'7 (max) (4.11m (max) x 3.84m (max))



Bay window. Deep period cornice coving and ceiling rose. Period style feature fireplace. TV Point. Wooden flooring.

DINING ROOM 16'8 (max) x 13'4 (max) (5.08m (max) x 4.06m (max))



Open from hallway. Inset Fireplace. Wooden flooring. Radiator. Double doors to Conservatory.

CONSERVATORY 12'4 (max) x 8'10 (max) (3.76m (max) x 2.69m (max))



Ceramic tiled floor. Radiator. Double doors to rear.

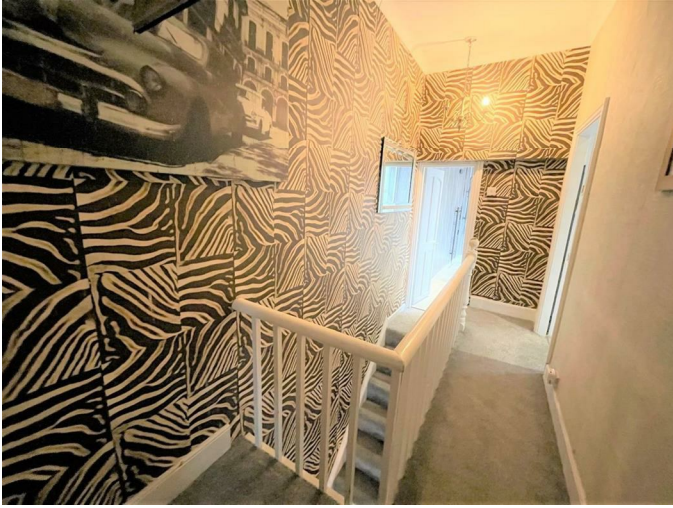
KITCHEN 15'3 (max) x 6'11 (max) (4.65m (max) x 2.11m (max))



Fully fitted with wall and base cupboards. Inset sink with mixer tap. Aga style gas cooker and Extractor Hood. Plumbing for washing machine. Spot lights to ceiling.

FIRST FLOOR :

LANDING

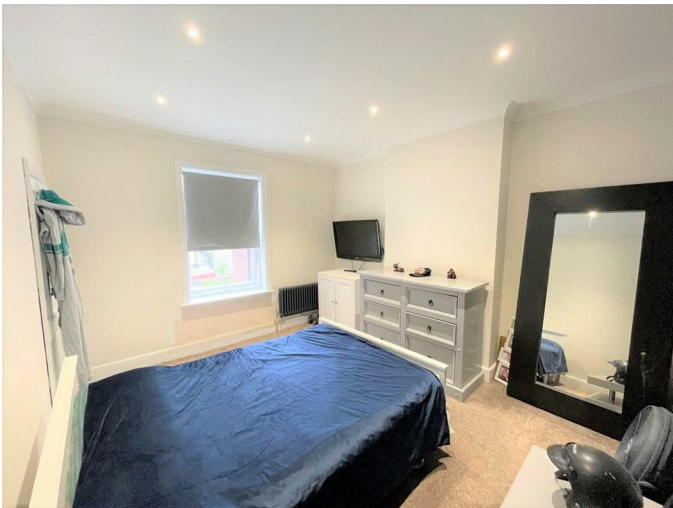


BEDROOM 14'10 (max) x 11'3 (max) (4.52m (max) x 3.43m (max))



Fitted Wardrobes. Designer Vertical Radiator. TV Point.

BEDROOM 13'4 (max) x 11'5 (max) (4.06m (max) x 3.48m (max))



Radiator.

BATHROOM 14'8 (max) x 6'8 (max) (4.47m (max) x 2.03m (max))

Freestanding roll top Bath. Walk in Shower. High level Wc. Pedestal wash hand basin. Heated Towel Radiator x 2.

LOFT ROOM



Converted loft room ideal for storage.

OUTSIDE :

The property is garden fronted with a private paved courtyard area to the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

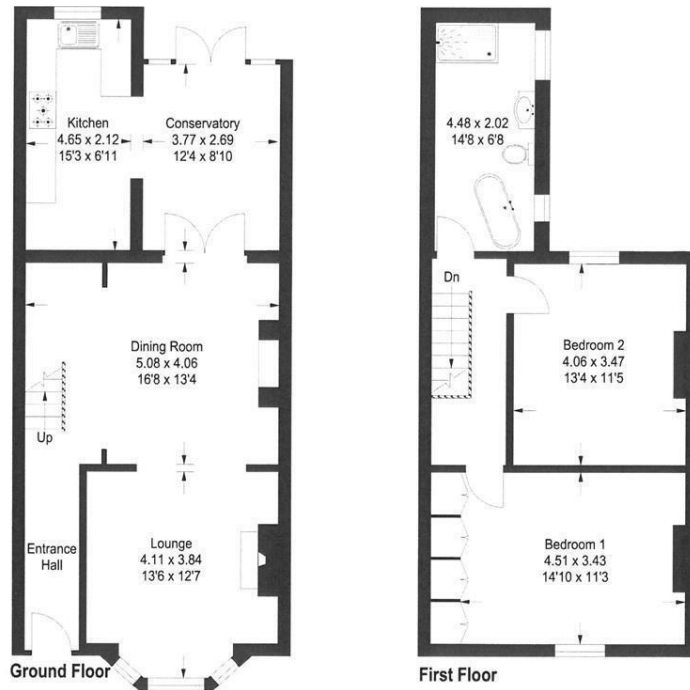
SERVICES (NOT TESTED)

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

30, Church Street, Leigh.

Gross internal area (approx) :-
111 sq m / 1199 sq ft

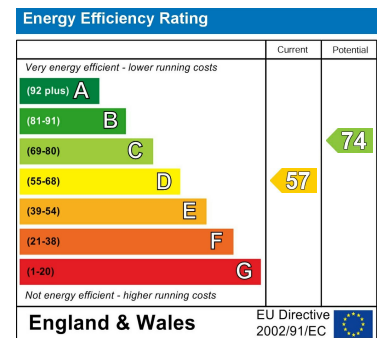


This plan is for layout guidance only. Not drawn to scale unless otherwise stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk