

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 attractive semi detached family home with three bedrooms to include conservatory overlooking a generous rear garden off road parking and available with no onward chain

Offers Over £215,000

GROUND FLOOR :

ENTRANCE PORCH

LOUNGE 18'9 (max) x 12'6 (max) (5.72m (max) x 3.81m (max))



Bay Window. Attractive fireplace. Radiator. Double doors to Kitchen.

KITCHEN 15'7 (max) x 8'9 (max) (4.75m (max) x 2.67m (max))



Fitted with base units and wall cupboards. Inset sink with mixer tap. Integrated double oven. Hob and extractor hood. Plumbing for washing machine. Gas fired central heating boiler. Double doors to Conservatory.

CONSERVATORY 16'4 (max) x 11'10 (max) (4.98m (max) x 3.61m (max))



Fitted Blinds. Double doors to rear garden.

FIRST FLOOR :

LANDING



Loft Access. Built in store cupboard.

BEDROOM 12'2 (max) x 9'3 (max) (3.71m (max) x 2.82m (max))



Fitted Wardrobes. Radiator.

BEDROOM 9'2 (max) x 8'9 (max) (2.79m (max) x 2.67m (max))



Radiator. Fitted Wardrobes.

BEDROOM 9'2 (max) x 6'5 (max) (2.79m (max) x 1.96m (max))

Radiator.

BATHROOM



Shower Cabinet. Vanity wash hand basin. Low level Wc. Heated Towel Radiator.

OUTSIDE :

PARKING

Off road parking is available.

GARDENS

Gardens are to the front and rear. Front garden with low maintenance slate chips. To the rear there is a private garden with paved patio area and not overlooked from the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

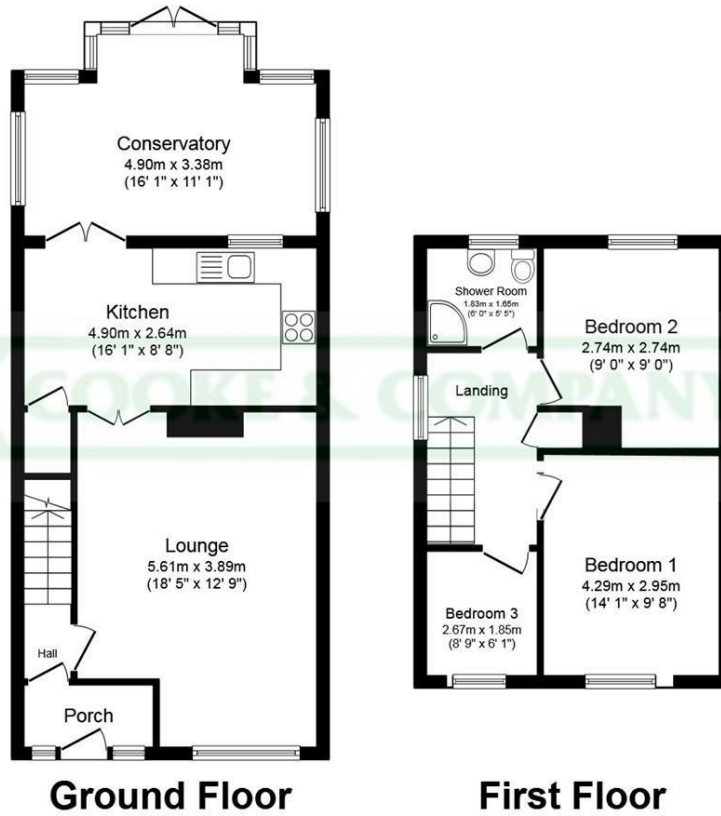
COUNCIL AND TAX BAND

Wigan Council Tax Band B.

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.

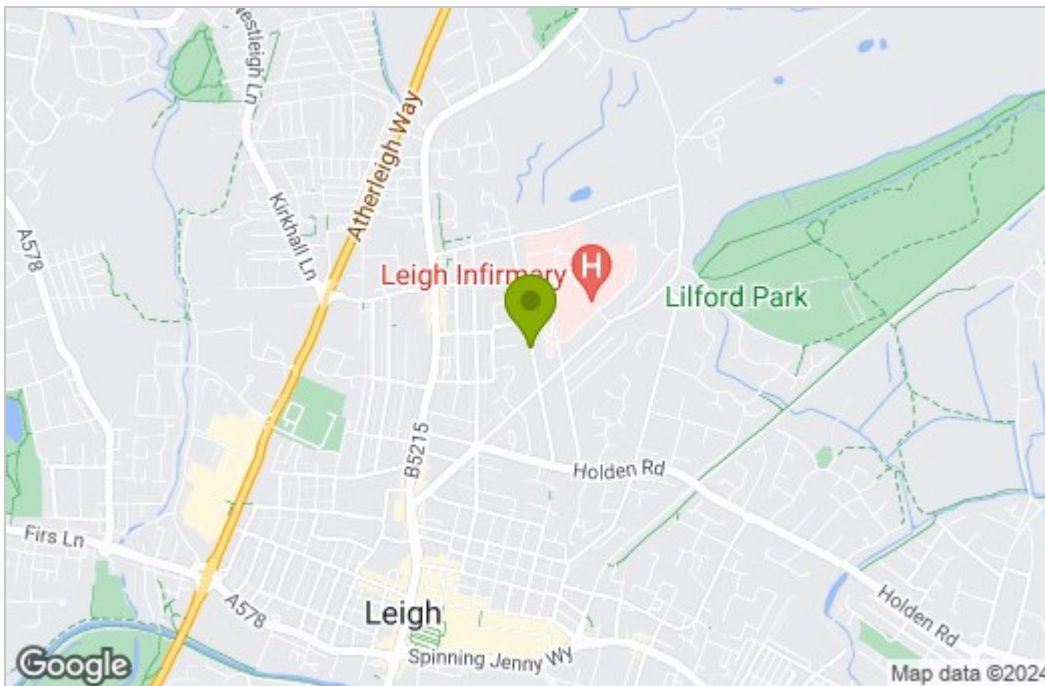
Floor Plan



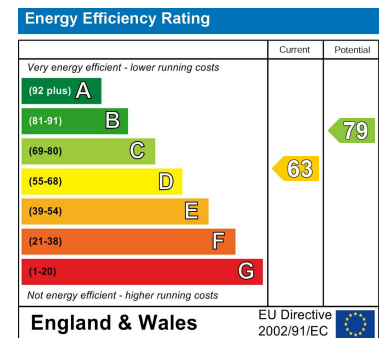
Total floor area 91.6 sq.m. (986 sq.ft.) approx

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.

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