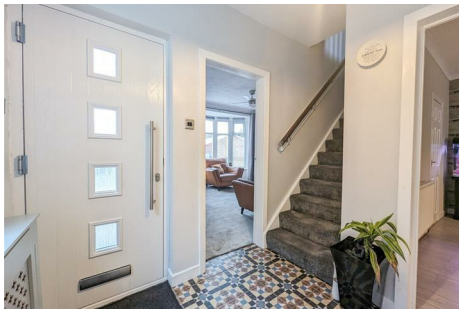


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Cavendish Street, Leigh

Situated in a very popular residential area and in a cul de sac position with good access to public transport routes and a short walk to local schools is this beautifully presented semi detached family home with two reception rooms and three bedrooms offering very attractive accommodation throughout with off road parking and private rear garden

Asking Price £225,000

32 Cavendish Street

, Leigh, WN7 1SG



GROUND FLOOR :

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE

14'5 (max) x 12'1 (max) (4.39m (max) x 3.68m (max))

DINING ROOM

13'6 (max) x 13'6 (max) (4.11m (max) x 4.11m (max))

SITTING/FAMILY ROOM

16'1 (max) x 13'6 (max) (4.90m (max) x 4.11m (max))

KITCHEN

13'7 (max) x 9'8 (max) (4.14m (max) x 2.95m (max))

FIRST FLOOR :

LANDING

BEDROOM

15'1 (max) x 11'0 (max) (4.60m (max) x 3.35m (max))

BEDROOM

11'0 (max) x 7'4 (max) (3.35m (max) x 2.24m (max))

BEDROOM

11'0 (max) x 7'5 (max) (3.35m (max) x 2.26m (max))

BATHROOM/WC

OUTSIDE :

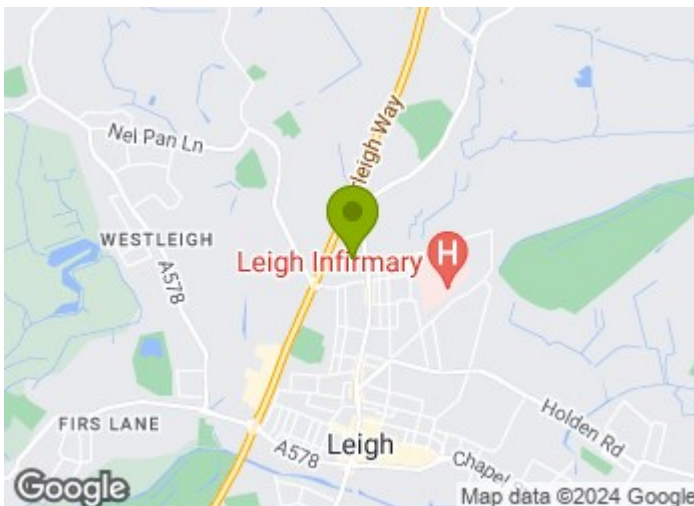
PARKING

GARDENS

TENURE :

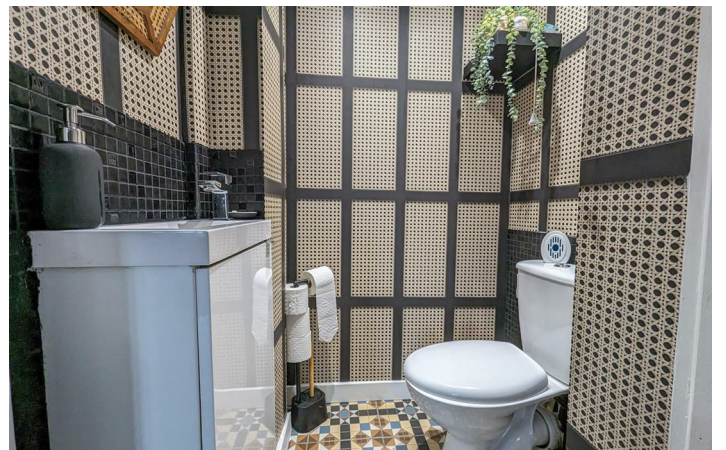
COUNCIL AND TAX BAND

SERVICES (NOT TESTED)

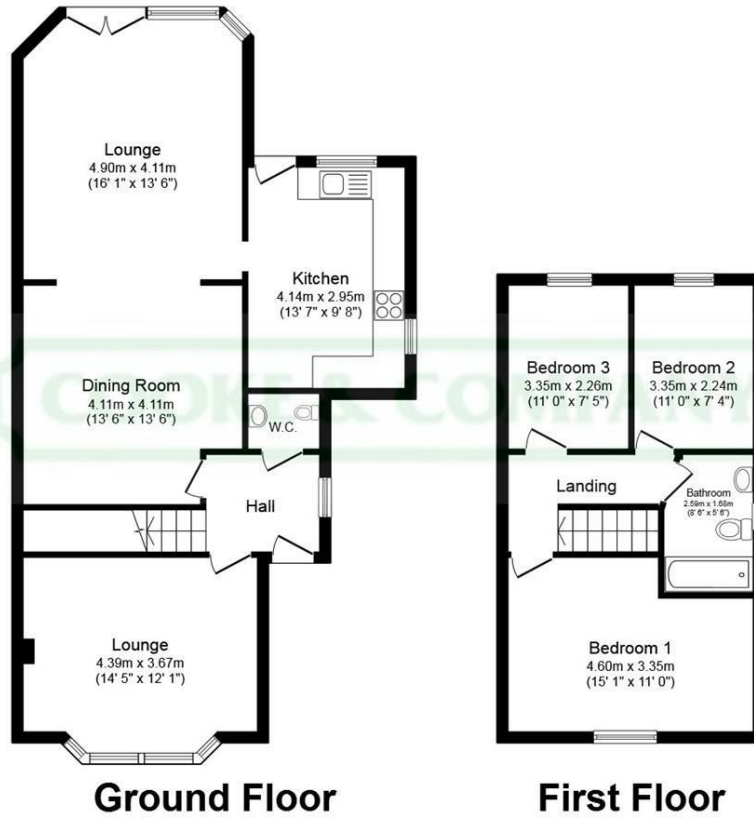


Directions

Sat Nav Ref: WN7 1SG



Floor Plan



Total floor area 112.1 sq.m. (1,207 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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 Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	