

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Holden Road, Leigh

Situated in a very popular location with good access to public transport routes and local schools is this well proportioned and presented semi detached family home with three bedrooms to include off road parking, detached garage, private patio garden to the rear and available with no onward chain

Asking Price £199,950

GROUND FLOOR :
ENTRANCE HALLWAY



Radiator.

LOUNGE 14'9 (max) x 12'4 (max) (4.50m (max) x 3.76m (max))



Bay Window. Fireplace and Surround. TV Point. Radiator. Archway to Dining room.

DINING ROOM 11'1 (max) x 9'2 (max) (3.38m (max) x 2.79m (max))



Radiator. Double doors to Conservatory.

CONSERVATORY 10'1 (max) x 6'6 (max) (3.07m (max) x 1.98m (max))



Tiled floor. Fitted Blinds. Door to rear garden.

KITCHEN 9'7 (max) x 7'6 (max) (2.92m (max) x 2.29m (max))



Fitted kitchen with base units and wall cupboards. Inset sink with mixer tap. Cooker point. Tiled floor.

FIRST FLOOR :
LANDING



BEDROOM 12'8 (max) x 10'6 (max) (3.86m (max) x 3.20m (max))



Fitted Wardrobes. Radiator.

BEDROOM 11'5 (max) x 9'8 (max) (3.48m (max) x 2.95m (max))

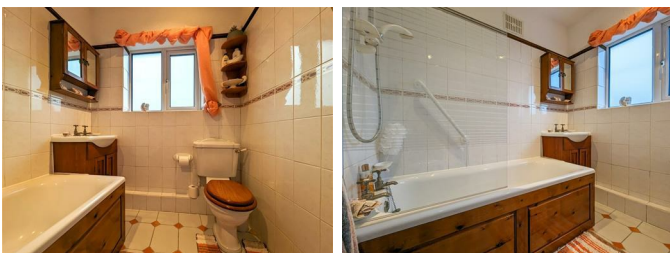
Fitted Wardrobes. Radiator.

BEDROOM 8'4 (max) x 7'7 (max) (2.54m (max) x 2.31m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment over bath and shower screen. Vanity wash hand basin. Low level Wc. Tiled floor and mostly tiled walls.

OUTSIDE :

GARDENS AND PARKING



Low maintenance gardens are to the front and rear. Front garden mostly paved to provide off road parking. To the rear there is a lovely patio garden with stone chips and planted borders. A detached garage is located to the rear of the property.

TENURE :

Leasehold. Residue of 999 year Lease.

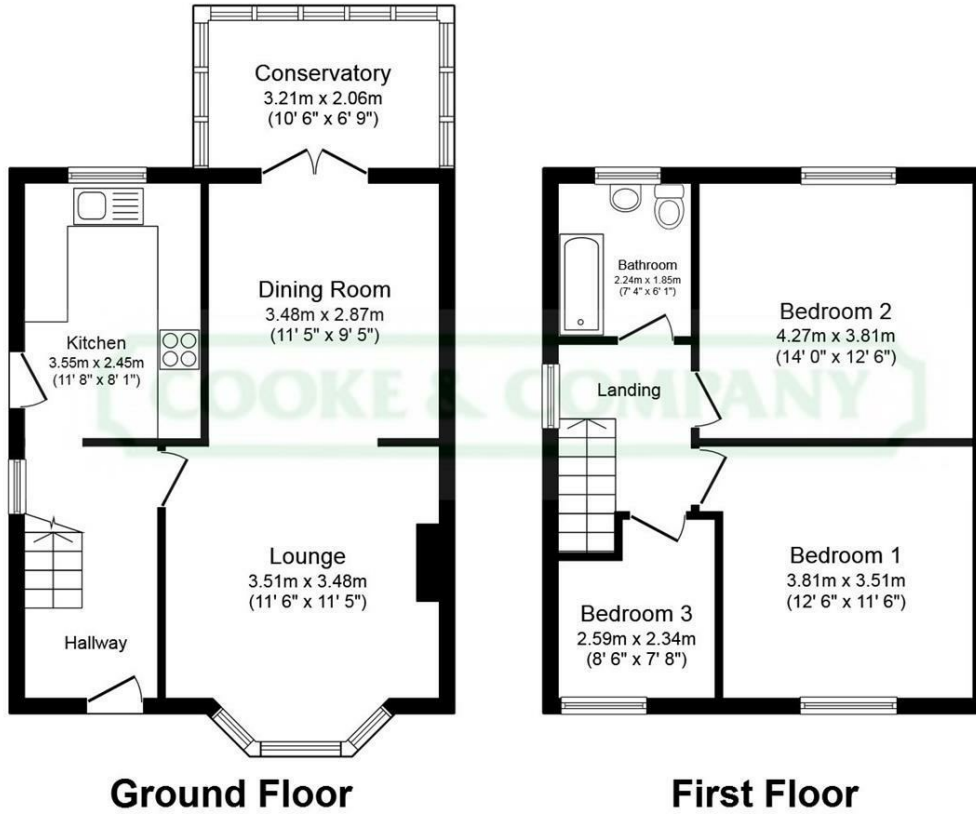
COUNCIL AND TAX BAND

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.

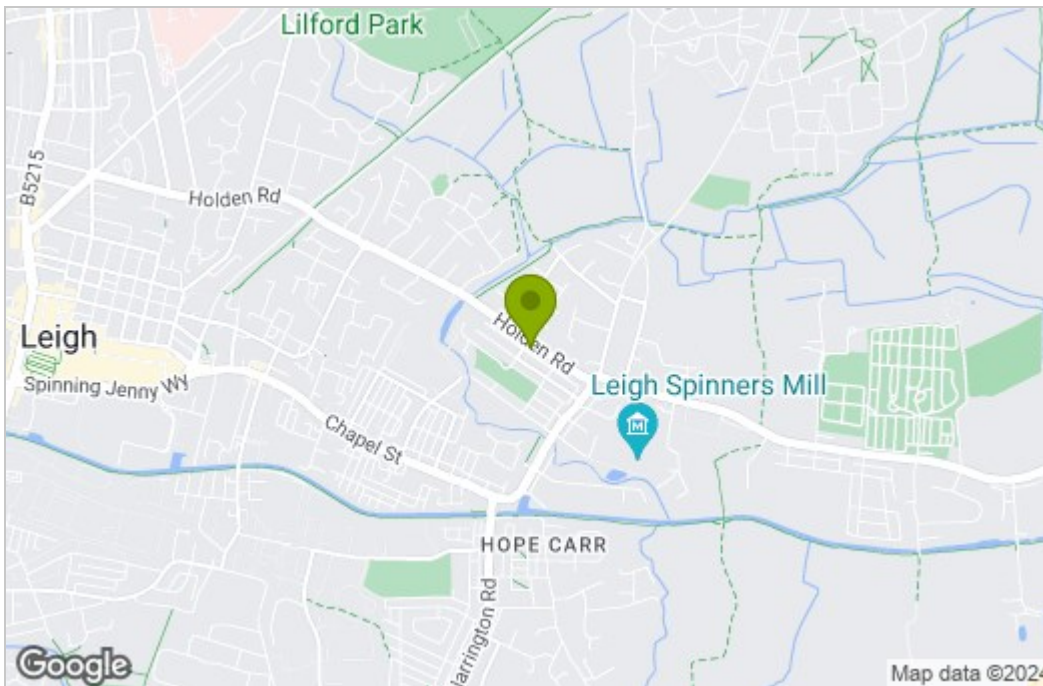
Floor Plan



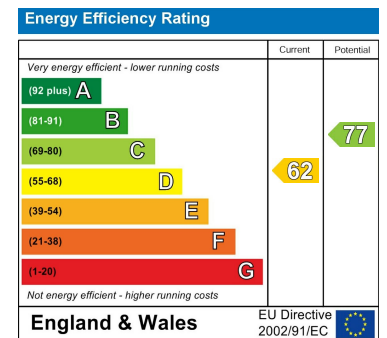
Total floor area 90.8 sq.m. (978 sq.ft.) approx

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