

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Abbey Lane, Leigh

Situated in an established residential location with good access to public transport routes is this mid terraced property with two bedrooms offering an ideal first home or investment opportunity with off road parking to the front available with no onward chain

**Asking Price £89,950**

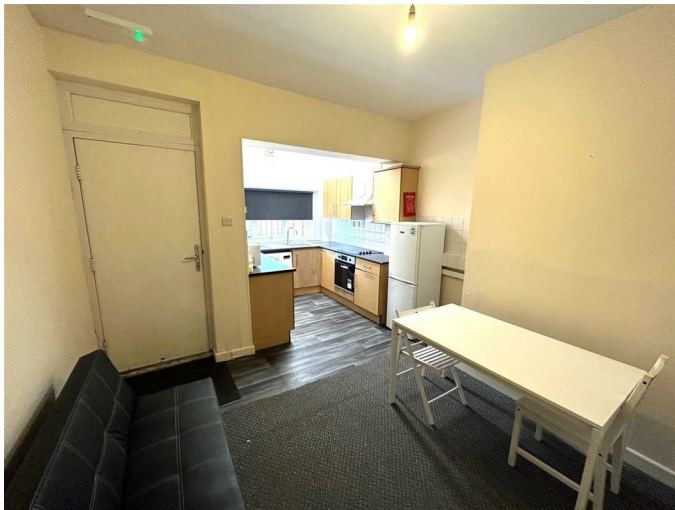
**GROUND FLOOR :**

**ENTRANCE HALL**

**LOUNGE 13'0 (max) x 8'6 (max) (3.96m (max) x 2.59m (max) )**



**DINING ROOM 11'7 (max) x 10'8 (max) (3.53m (max) x 3.25m (max) )**



Radiator. Door to outside.

**KITCHEN 7'11 (max) x 7'8 (max) (2.41m (max) x 2.34m (max) )**



Fitted with base units and wall cupboards. Inset sink. Oven, hob and extractor hood. Gas fired central heating boiler.

**FIRST FLOOR :**

**LANDING**

**BEDROOM 12'8 (max) x 12'0 (max) (3.86m (max) x 3.66m (max) )**



Radiator. Fitted Wardrobes.

**BEDROOM 11'0 (max) x 7'8 (max) (3.35m (max) x 2.34m (max) )**



Radiator. Walk in Store Cupboard.

### **BATHROOM**



Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level Wc. Radiator.

### **OUTSIDE :**

The property is garden fronted which has been converted to hardstanding to provide off road parking. Private area to the rear.

### **TENURE :**

Leasehold. Residue of 999 year Lease.

### **COUNCIL AND TAX BAND**

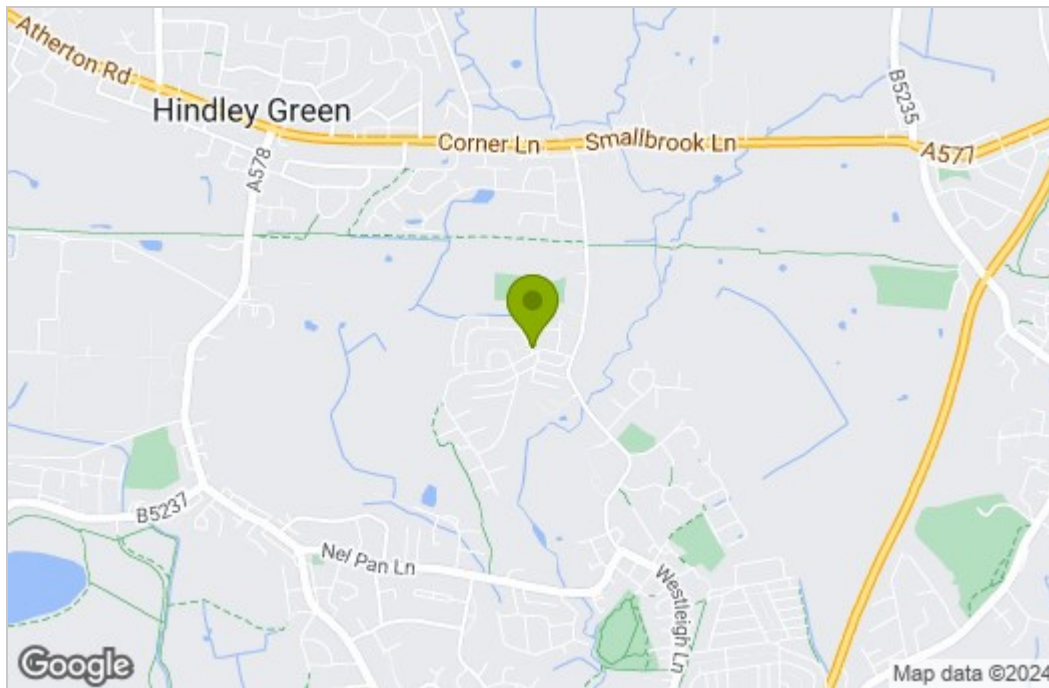
Wigan Council Tax Band A.

### **SERVICES (NOT TESTED)**

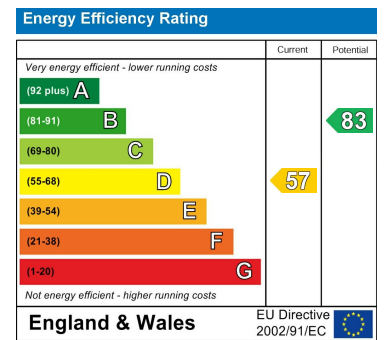
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

# Floor Plan

## 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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