

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Brookfield Street, Leigh

Situated in a highly regarded residential area and within a short walk to local schools and to the Guided Busway for social and commuter routes is this very attractive extended semi detached family home with three bedrooms to include stunning open plan living space, off road parking to the front and private garden to the rear with Summer House

Asking Price £299,950

GROUND FLOOR :

ENTRANCE HALL

Radiator and stairs.

OPEN PLAN LIVING SPACE

Velux style roof window x 3. Bi-folding doors to outside.

LOUNGE Log Burner Fireplace with Oak Mantle. Wall mounted TV Point. Open to :

SITTING ROOM Media Wall with Built in Fire.

DINING AREA Vertical Radiator.

KITCHEN Fitted kitchen with base units and wall cupboards. Cookmaster Range style Electric Cooker. Extractor Hood. Inset sink with mixer tap. Breakfast Bar. Radiator.

STUDY

SEPARATE WC

Low level Wc. Vanity unit wash hand basin. Radiator.

FIRST FLOOR :

LANDING

BEDROOM 12'4 (max) x 10'8 (max) (3.76m (max) x 3.25m (max))

Fitted Wardrobes. Radiator.

BEDROOM 10'6 (max) x 8'2 (max) (3.20m (max) x 2.49m (max))

Fitted Wardrobes. Radiator.

BEDROOM 8'9 (max) x 7'9 (max) (2.67m (max) x 2.36m (max))

Fitted Wardrobes. Radiator.

BATHROOM

Panelled bath with shower fitment and screen. Vanity wash hand basin. Low level Wc. Heated Towel Radiator. Fully tiled walls.

OUTSIDE :

PARKING: The front garden has been converted to provide off road parking.

GARDENS A private garden with patio area, artificial lawn is to the rear with detached Summer House.

DETACHED SUMMER HOUSE 11'1 (max) x 10'7 (max)

TENURE :

Freehold.

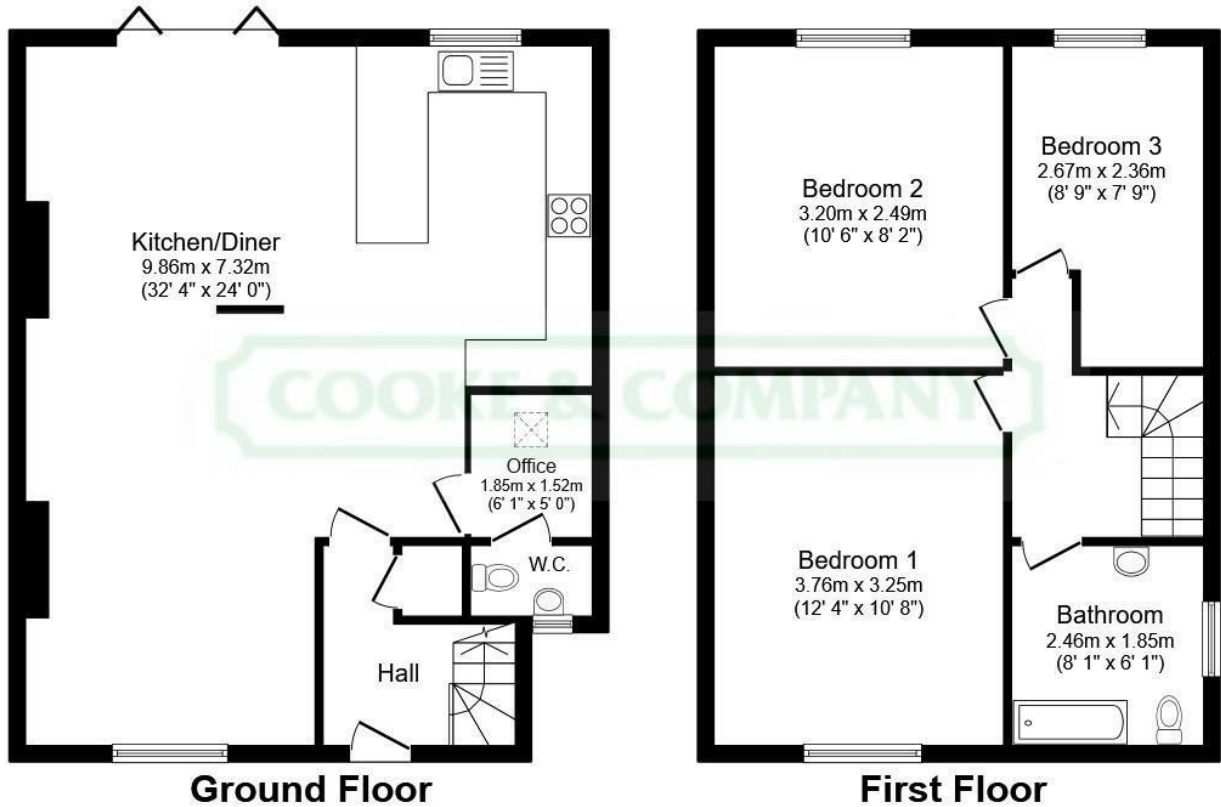
COUNCIL AND TAX BAND

Wigan Council Tax Band C.

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.

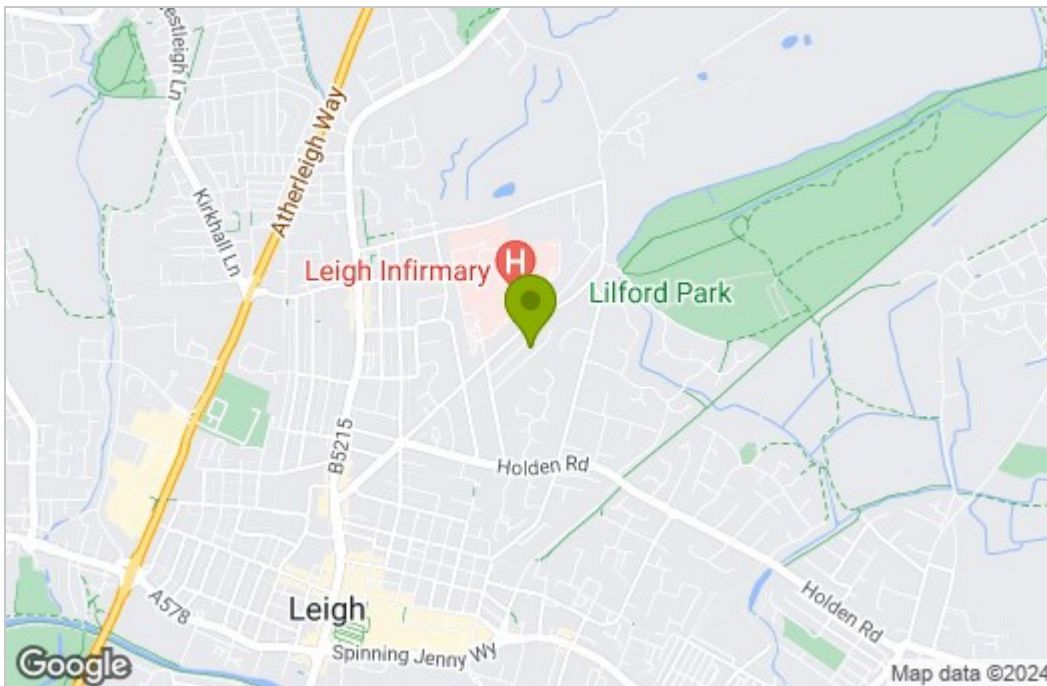
Floor Plan



Total floor area 121.5 sq.m. (1,308 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

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

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