

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



St. Helens Road, Leigh

Situated in a popular and highly regarded residential area is this semi detached family property with three bedrooms offering spacious accommodation throughout and within a short walk to Pennington Flash Country Park and Golf Course and easy access to local schools, public transport routes and commuter routes via the A580 East Lancashire Road

NO ONWARD CHAIN

Asking Price £300,000

GROUND FLOOR :
ENTRANCE PORCH
ENTRANCE HALL



Radiator. Parquet flooring.

LOUNGE 13'3 (max) x 11'5 (max) (4.04m (max) x 3.48m (max))



Bay Window. Parquet flooring. Feature Fire Surround. Radiator.

DINING ROOM 15'4 (max) x 12'2 (max) (4.67m (max) x 3.71m (max))



Parquet flooring. Bay window with double doors to rear garden. Feature Fire Surround. Radiator.

KITCHEN 16'0 (max) x 8'10 (max) (4.88m (max) x 2.69m (max))



Fully fitted with wall and base cupboards. Bay window with inset sink. Electric cooker point. Tiled floor. Door to outside.

REAR OF GARAGE CONVERTED TO UTILITY/STUDY 9'2 (max) x 6'2 (max) (2.79m (max) x 1.88m (max))

FIRST FLOOR :

LANDING



Stained glass feature window to side elevation.

BEDROOM 13'0 (max) x 11'4 (max) (3.96m (max) x 3.45m (max))



Bay Window. Radiator.

BEDROOM 12'5 (max) x 11'7 (max) (3.78m (max) x 3.53m (max))

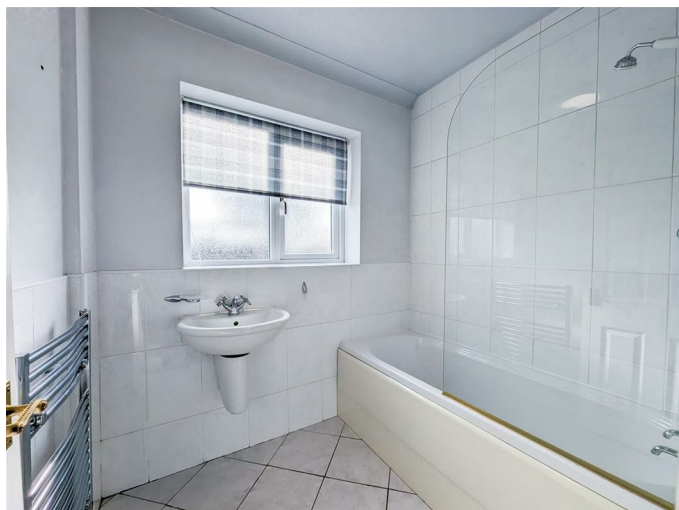


Radiator.

BEDROOM 7'1 (max) x 6'6 (max) (2.16m (max) x 1.98m (max))

Radiator.

BATHROOM



Panelled bath with shower fitment and screen. Wash hand basin. Heated Towel Radiator. Mostly tiled walls.

SEPARATE WC

Low level Wc. Wash hand basin. Half tiled walls.

OUTSIDE :

GARDENS

Gardens are to the front and rear. Front garden with lawn and mature shrubs and trees. To the rear there is a generous garden mostly laid to lawn with patio area and garden shed.

PARKING

The property benefits a private driveway to the front.

TENURE :

Leasehold. Residue of 999 year Lease. Ground Rent £6.00 per annum.

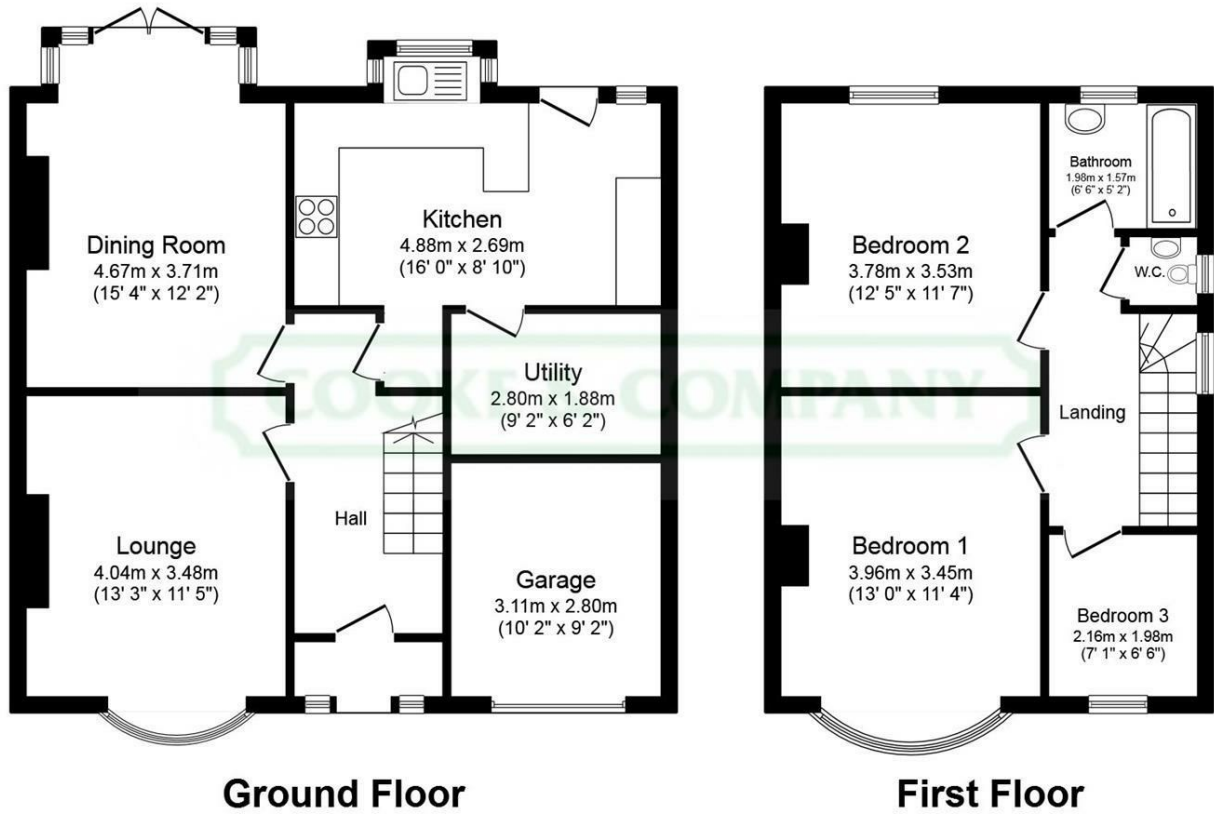
COUNCIL AND TAX BAND

Wigan Council Tax Band D.

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.

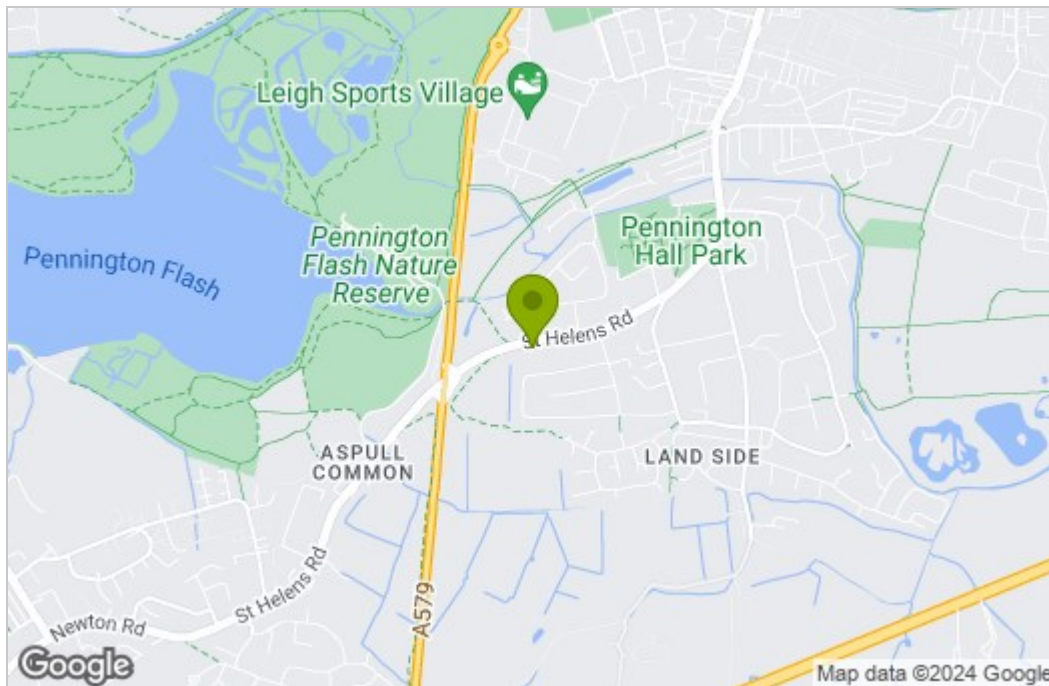
Floor Plan



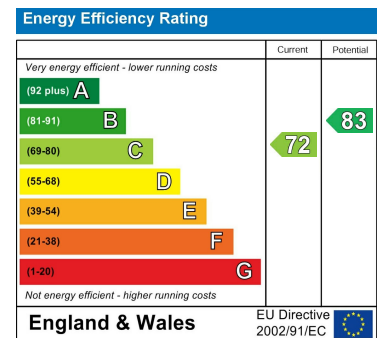
Total floor area 114.7 sq.m. (1,234 sq.ft.) approx

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.

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