

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Chaucer Grove, Leigh

Very spacious semi detached family home with three bedrooms offering larger than average accommodation throughout with off road parking garage and generous gardens to the front and rear

Asking Price £179,950

GROUND FLOOR :

ENTRANCE HALL



Under stairs store cupboard.

LOUNGE WITH DINING AREA 22'3 (max) x 11'3 (max) (6.78m (max) x 3.43m (max))



Radiator. Wall mounted TV Point. Ceramic tiled floor.

KITCHEN 13'7 (max) x 9'2 (max) (4.14m (max) x 2.79m (max))



Fitted with base units and wall cupboards. Inset sink. Hob and extractor hood. Plumbing for washing machine. Door to outside.

FIRST FLOOR :

LANDING



Loft Access.

BEDROOM 11'4 (max) x 11'3 (max) (3.45m (max) x 3.43m (max))



Wooden flooring. Radiator.

BEDROOM 11'3 (max) x 10'6 (max) (3.43m (max) x 3.20m (max))



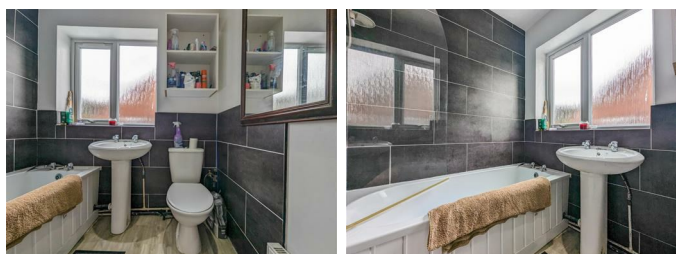
Wooden flooring. Radiator.

BEDROOM 9'1 (max) x 7'2 (max) (2.77m (max) x 2.18m (max))



Wooden flooring. Radiator.

BATHROOM/WC



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

OUTSIDE :

PARKING

A private driveway leading to the garage.

GARAGE 20'3 (max) x 8'8 (max) (6.17m (max) x 2.64m (max))

GARDENS

To the front and rear. Generous sized rear garden with shed.

TENURE :

Freehold.

COUNCIL AND TAX BAND

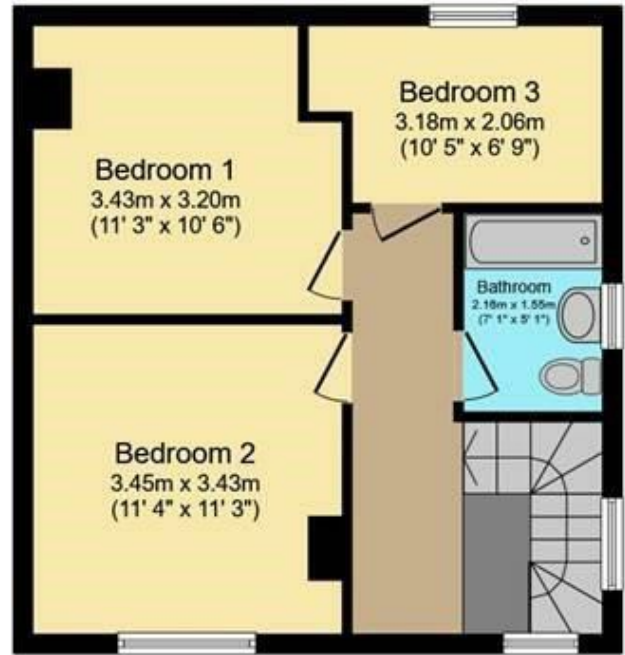
Wigan Council Tax Band A.

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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

Floor Plan



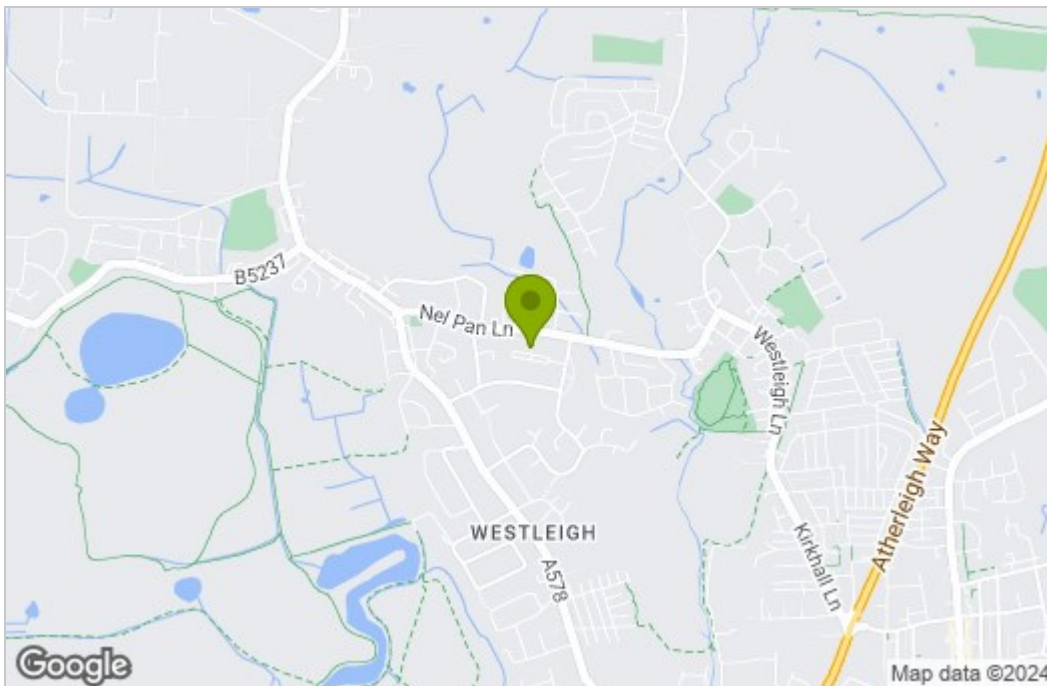
Ground Floor

First Floor

Total floor area 84.9 sq.m. (914 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		84	87
		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