

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Douglas Road, Leigh

In further detail the property includes:- On the ground floor: Entrance hall, lounge and dining kitchen. Whilst on the first floor there are three bedrooms and family bathroom/wc.

Off road parking is available to the front and to the rear there is a large private garden with paved area and lawn.

Asking Price £159,950

34 Douglas Road

Leigh, WN7 5HG



GROUND FLOOR :

ENTRANCE HALL

LOUNGE

13'9 (max) x 12'10 (max) (4.19m (max) x 3.91m (max))

TV Point. Radiator.

DINING KITCHEN

15'2 (max) x 9'2 (max) (4.62m (max) x 2.79m (max))

Fitted with base units and wall cupboards. Inset sink with mixer tap. Integrated Oven , Hob and Extractor Hood. Gas fired central heating boiler. Radiator. Door to rear.

FIRST FLOOR :

LANDING

BEDROOM

12'1 (max) x 9'1 (max) (3.68m (max) x 2.77m (max))

Radiator.

BEDROOM

8'4 (max) x 6'2 (max) (2.54m (max) x 1.88m (max))

Radiator.

BEDROOM

8'8 (max) x 6'7 (max) (2.64m (max) x 2.01m (max))

Radiator.

BATHROOM

Panelled Bath. Shower Cubicle. Pedestal wash hand basin. Low level Wc. Radiator. Part tiled walls and tiled floor.

OUTSIDE :

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

GARDENS To the rear there is a generous private garden.

TENURE :

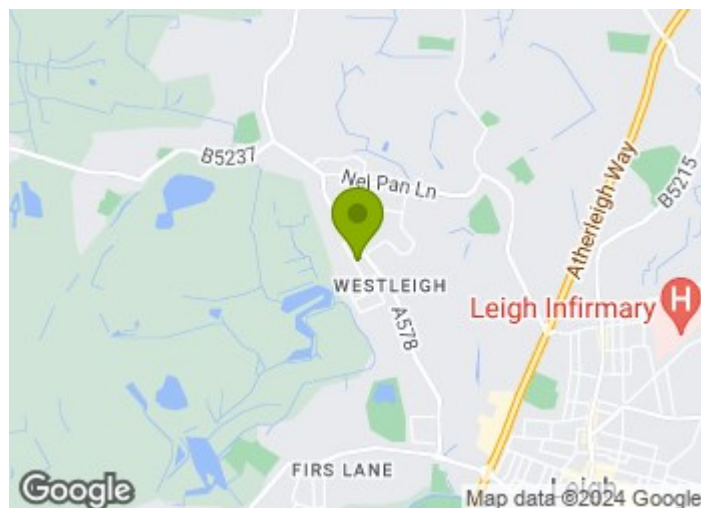
Leasehold. Residue of 999 year Lease.

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.



Directions

Sat Nav Ref: WN7 5HG





Floor Plan

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	