

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Leigh Road, Atherton

Situated in a very popular location and with excellent access to public transport routes is this very attractive and well presented pavement fronted mid terrace property with two bedrooms to include lovely patio garden to the rear and offering an ideal first home

**Asking Price £145,000**

## GROUND FLOOR :

### ENTRANCE VESTIBULE

**LOUNGE 14'5 (max) x 12'8 (max) (4.39m (max) x 3.86m (max) )**



Attractive Fireplace. Wooden flooring. TV Point. Radiator.

**DINING ROOM 14'5 (max) x 9'5 (max) (4.39m (max) x 2.87m (max) )**



Wooden flooring. Radiator.

**KITCHEN 13'2 (max) x 6'0 (max) (4.01m (max) x 1.83m (max) )**



Fitted kitchen comprising base and wall units. Inset sink. Oven, Hob and Extractor Hood. Plumbing for washing machine. Door to outside.

## FIRST FLOOR :

## LANDING

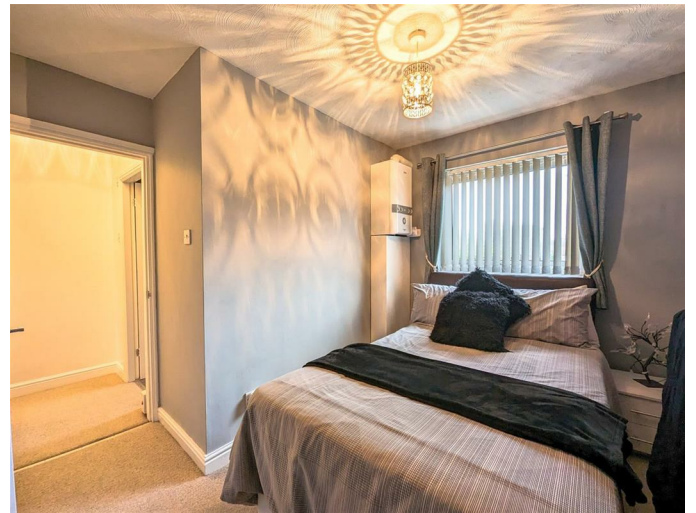


**BEDROOM 13'0 (max) x 13'1 (max) (3.96m (max) x 3.99m (max) )**



Radiator.

**BEDROOM 9'6 (max) x 7'3 (max) (2.90m (max) x 2.21m (max) )**



Radiator.

## BATHROOM



Walk in Shower Cubicle. Vanity wash hand basin and Mirror unit. Low level Wc. Radiator. Fully tiled walls and floor.

## OUTSIDE :



The property is garden fronted and to the rear there is a lovely private garden with artificial lawn and patio seating area.

## TENURE :

Leasehold. Residue of 999 year Lease.

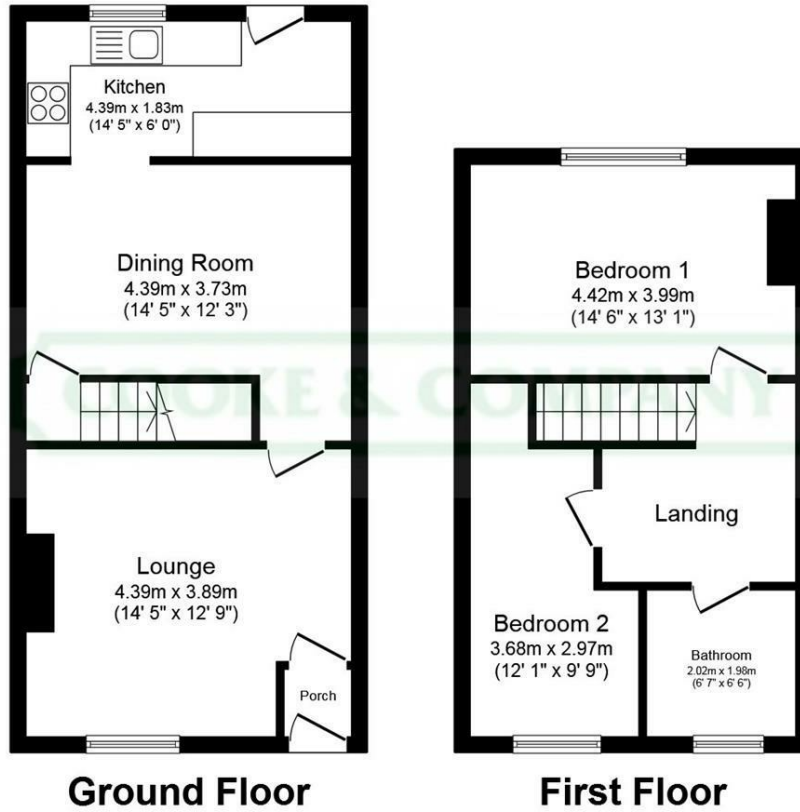
## COUNCIL AND TAX BAND

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.

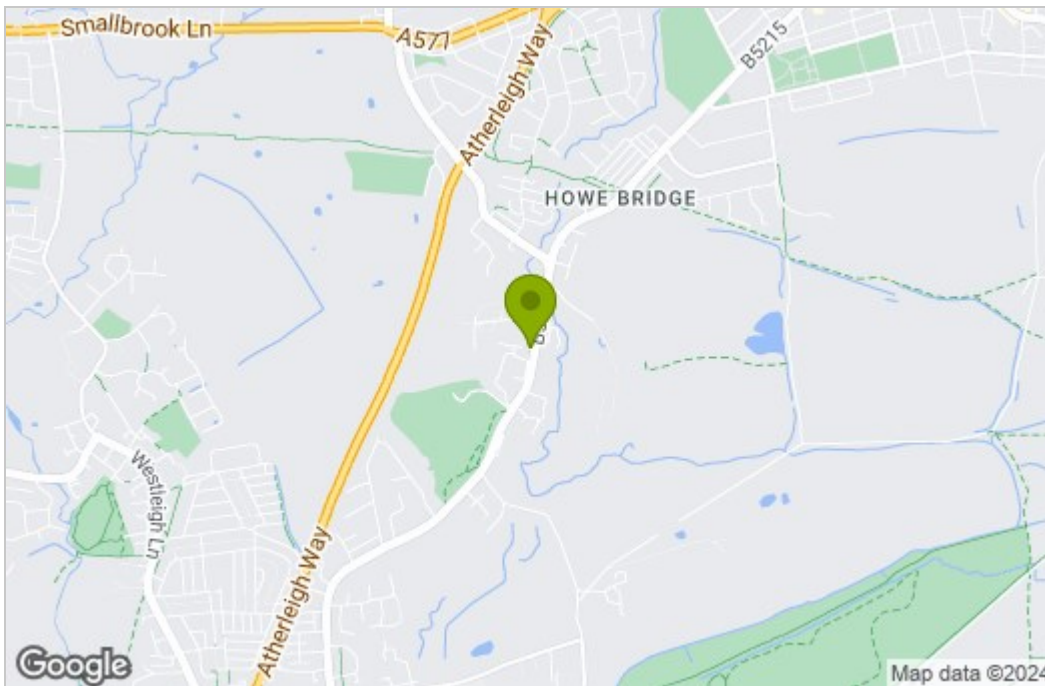
## Floor Plan



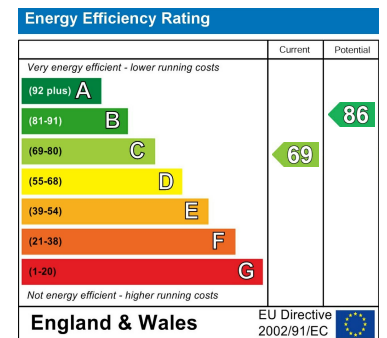
Total floor area 76.3 sq.m. (821 sq.ft.) approx

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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