

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hooten Lane, Leigh

In further detail the property includes:- On the ground floor: Entrance hall, lounge and dining kitchen. Whilst on the first floor there are two bedrooms and bathroom/WC. On the second floor there is the third bedroom.

The property is garden fronted with a lovely patio garden area to the rear.

Asking Price £162,950

22 Hooten Lane

Leigh, WN7 3BY



GROUND FLOOR :

ENTRANCE HALL

LOUNGE

14'4 (max) x 12'7 (max) (4.37m (max) x 3.84m (max))

Log Burner style Fireplace. TV Point. Wooden flooring. Radiator.

DINING KITCHEN

15'7 (max) x 10'2 (max) (4.75m (max) x 3.10m (max))

Fully fitted modern kitchen with base units and wall cupboards. Inset double sink with mixer tap. Integrated Oven. Hob and extractor hood. Integrated dishwasher. Integrated washing machine. Beer/wine glass fronted fridge. Under stairs store cupboard. Radiator. Dining area with double doors to rear.

FIRST FLOOR :

LANDING

BEDROOM

12'8 (max) x 10'9 (max) (3.86m (max) x 3.28m (max))

Radiator. Walk in Wardrobes.

BEDROOM

13'6 (max) x 8'1 (max) (4.11m (max) x 2.46m (max))

Radiator.

BATHROOM

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

SECOND FLOOR :

BEDROOM

11'8 (max) x 11'2 (max) (3.56m (max) x 3.40m (max))

Velux style roof windows. Radiator.

OUTSIDE :

The property is garden fronted with a lovely South facing patio garden area to the rear, a detached garage, with up and over door and power.

TENURE :

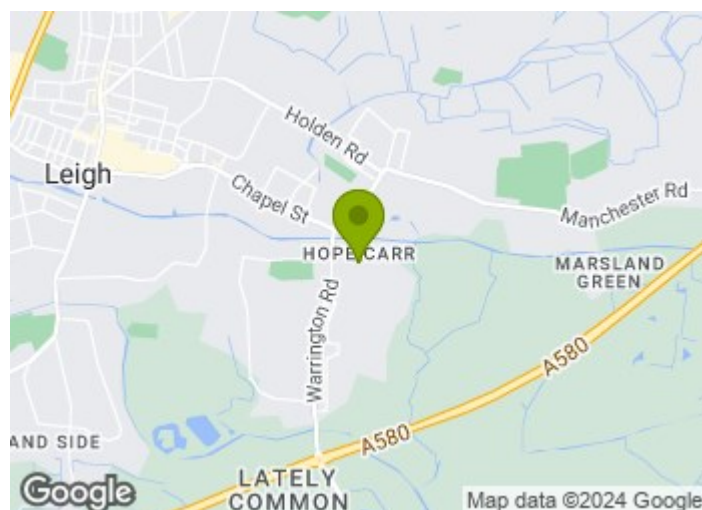
Freehold.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

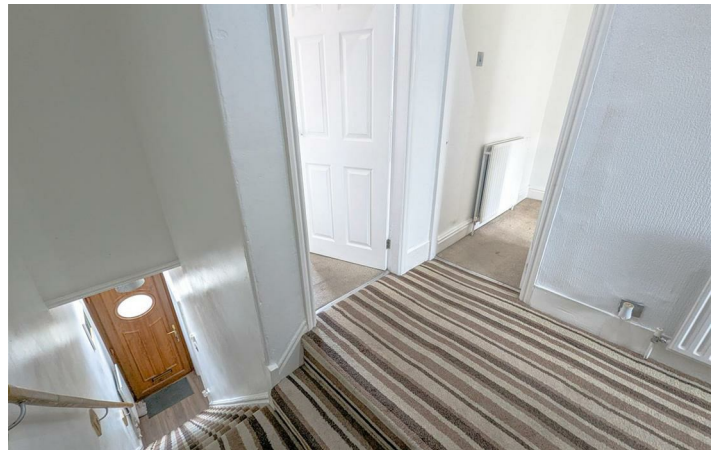
SERVICES (NOT TESTED)

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.

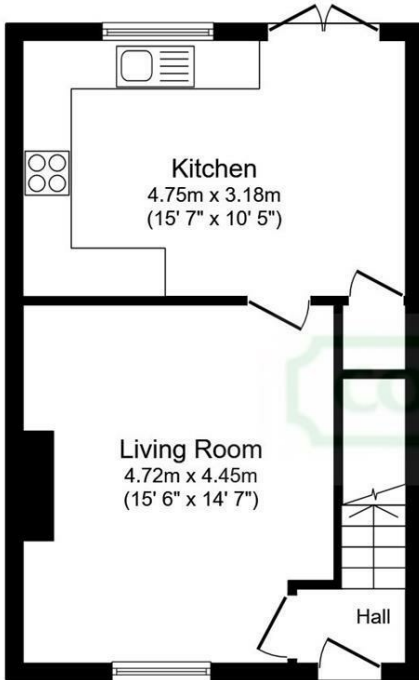


Directions

Sat Nav Ref: WN7 3BY

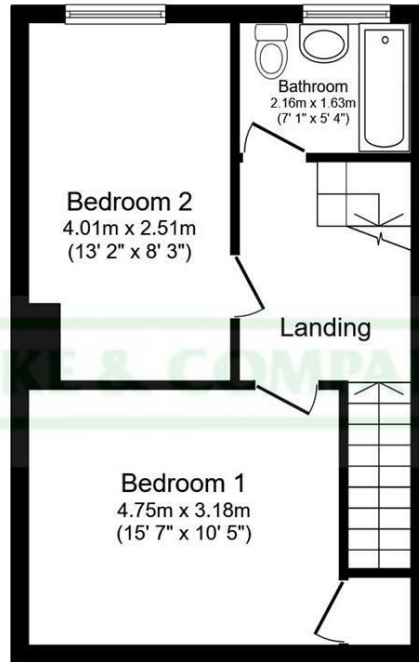


Floor Plan



Ground Floor

Floor area 36.7 m² (395 sq.ft.)



First Floor

Floor area 36.7 m² (395 sq.ft.)



Second Floor

Floor area 11.5 m² (124 sq.ft.)

TOTAL: 84.9 m² (914 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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	