

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Holden Road, Leigh

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

The property is garden fronted and to the rear there is a private garden with detached garage and associated parking.

Asking Price £239,950

220 Holden Road

Leigh, WN7 1JN



GROUND FLOOR :

ENTRANCE HALLWAY

Under stairs store cupboard.

LOUNGE

11'6 (max) x 12'5 (max) (3.51m (max) x 3.78m (max))

Bay Window. Radiator. (seller used this as dining room)

DINING ROOM

13'9 (max) x 11'6 (max) (4.19m (max) x 3.51m (max))

Attractive Fireplace. TV Point. Door to rear garden.

KITCHEN

11'4 (max) x 6'6 (max) (3.45m (max) x 1.98m (max))

Fitted with base units and wall cupboards. Inset sink. Gas cooker point. Extractor Hood. Door to outside.

UTILITY AREA

FIRST FLOOR :

LANDING

BEDROOM

12'0 (max) x 11'1 (max) (3.66m (max) x 3.38m (max))

Wooden flooring. Radiator.

BEDROOM

13'4 (max) x 11'6 (max) (4.06m (max) x 3.51m (max))

Radiator. Fitted Wardrobes and Dressing Table.

BEDROOM

8'1 (max) x 7'2 (max) (2.46m (max) x 2.18m (max))

Radiator.

BATHROOM

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

OUTSIDE :

Attached store shed/previous coal bunker - excellent for storage

PARKING AND GARAGE

Accessed from the rear is a detached garage and associated parking.

GARAGE 21'8 (max) x 14'0 (max) Up and over door. Side personal door.

GARDENS

The property is garden fronted and to the rear there is a private garden mostly laid to lawn.

TENURE :

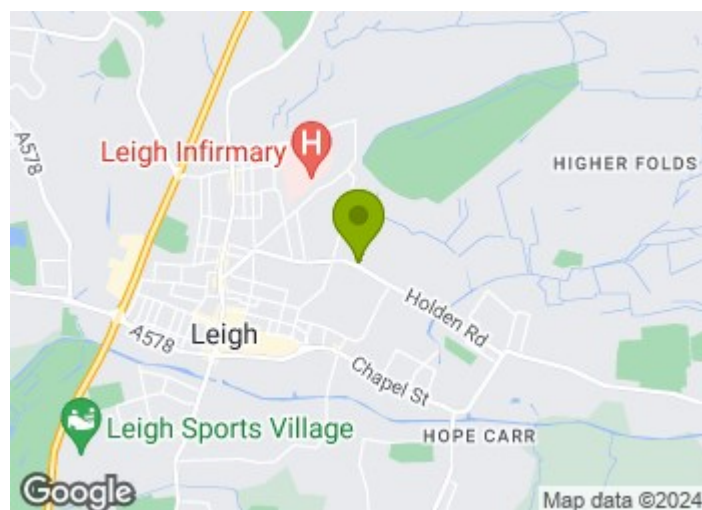
Freehold.

COUNCIL AND TAX BAND

Wigan Council Tax Band B.

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.

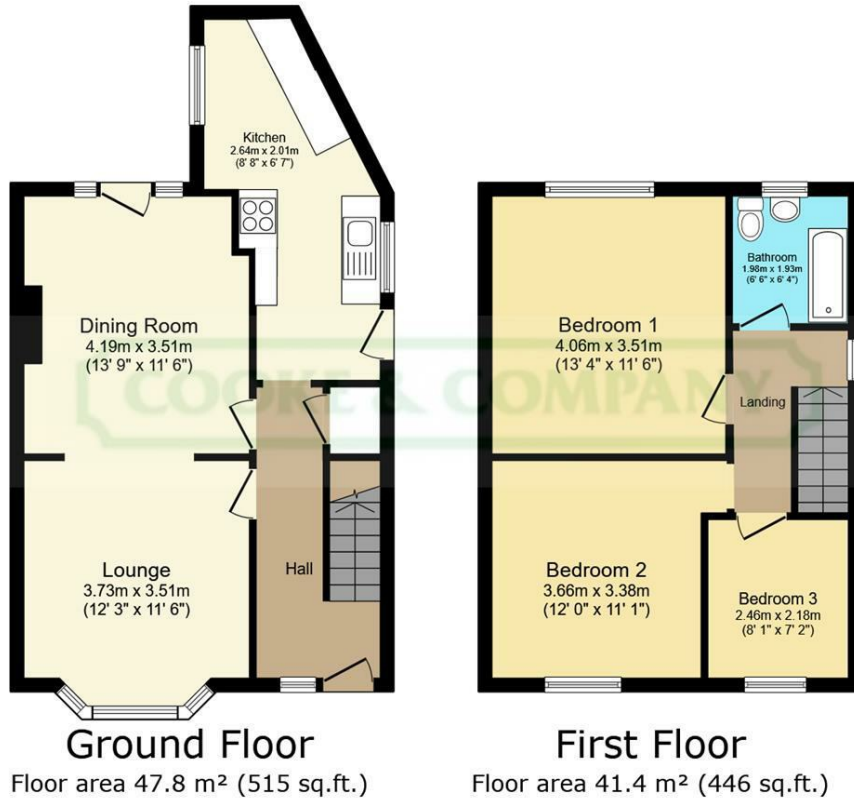


Directions

Sat Nav Ref: WN7 1JN



Floor Plan



TOTAL 89.2 m² (960 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	