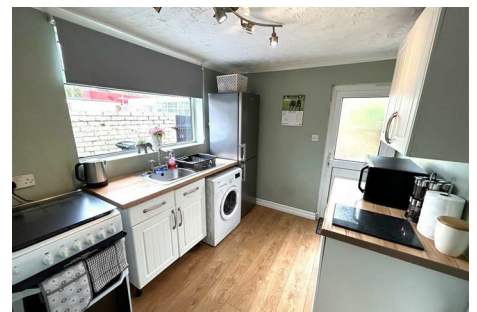


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Orchard Lane, Leigh

Situated in a very popular and sought after location is this very spacious and well presented throughout three bedroom bay fronted end terrace property offer well proportioned living accommodation over two floors to include enclosed courtyard style patio to the rear and good access to Lilford Park

(EXCELLENT FIRST TIME HOME)

Asking Price £165,000

50 Orchard Lane

Leigh, WN7 1NX



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Wooden flooring. Radiator.

LOUNGE

15'8 (max) x 12'10 (max) (4.57m'2.44m (max) x 3.66m'3.05m (max))

Bay window. Original wooden flooring. Feature fireplace with surround. TV point. Radiator.

DINING ROOM

11'2 (max) x 14'8 (max) (3.35m'0.61m (max) x 4.27m'2.44m (max))

Original wooden flooring. Under stairs storage. Radiator.

KITCHEN

7'9 (max) 8'9 (max) (2.13m'2.74m (max) 2.44m'2.74m (max))

Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Gas cooker point. Radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM FRONT

12'2 (max) x 10'6 (max) Radiator.

BEDROOM REAR

7'7 (max) x 17'2 (max) (2.13m'2.13m (max) x 5.18m'0.61m (max))
Radiator.

BEDROOM REAR

11'2 (max) x 7'3 (max) (3.35m'0.61m (max) x 2.13m'0.91m (max))
Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin Low level WC. Fully tiled walls. Radiator.

OUTSIDE:

GARDEN

The property is garden fronted with an enclosed courtyard style /patio garden to the rear.

TENURE

Leasehold

COUNCIL TAX BAND

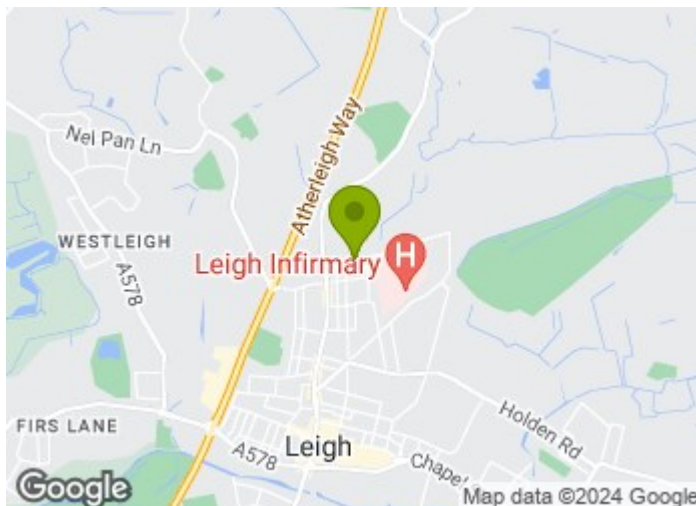
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VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

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

From Cooke & Companys office on Lord Street turn immediate left onto Brown Street North and proceed onto Platt Fold Street. At the junction proceed ahead onto Platt Fold Road. After some distance turn right onto The Avenue. At the end of the road turn left onto Orchard Lane where after a short distance the property can then be found. (Sat Nav Ref WN7 1NX)





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.

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	