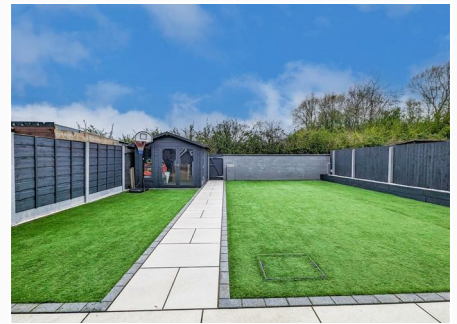


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Dakins Road, Leigh

Situated in a very popular location and within easy access to local schools and commuter routes via the A580 East Lancashire Road is this very spacious and beautifully presented end of terraced family property with three bedrooms to include off road parking private garden area to the rear with Summer House

MUST BE VIEWED

Asking Price £199,995

GROUND FLOOR :

ENTRANCE HALL

LOUNGE 18'9 (max) x 11'4 (max) (5.72m (max) x 3.45m (max))



Wall mounted TV Point. Radiator. Open to :

DINING KITCHEN 18'9 (max) x 14'5 (max) (5.72m (max) x 4.39m (max))



Fully fitted with base units and wall cupboards. Inset Belfast sink. Oven, Hob and Extractor Hood. Integrated dishwasher. Door to rear.

FIRST FLOOR :

LANDING



BEDROOM 12'4 (max) x 11'5 (max) (3.76m (max) x 3.48m (max))



Radiator.

BEDROOM 11'5 (max) x 9'4 (max) (3.48m (max) x 2.84m (max))



Radiator.

BEDROOM 9'1 (max) x 8'6 (max) (2.77m (max) x 2.59m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment over bath and shower screen. Vanity unit wash hand basin. Radiator. Mostly tiled walls.

SEPARATE WC



Low level Wc. Half tiled walls.

OUTSIDE :

PARKING

The front garden has been converted to hard standing to provide off road parking.

GARDENS

To the rear there is a low maintenance private garden with artificial lawn, paved patio area and Summer House with mains power. Outside garden sockets.

TENURE :

Freehold.

COUNCIL AND TAX BAND

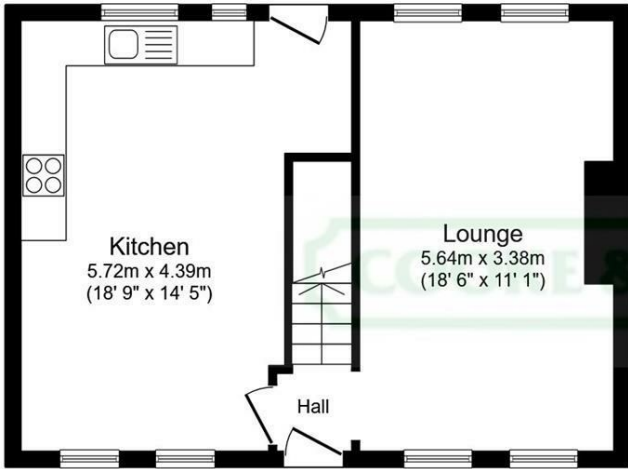
Wigan Council Tax Band A.

SERVICES (NOT TESTED)

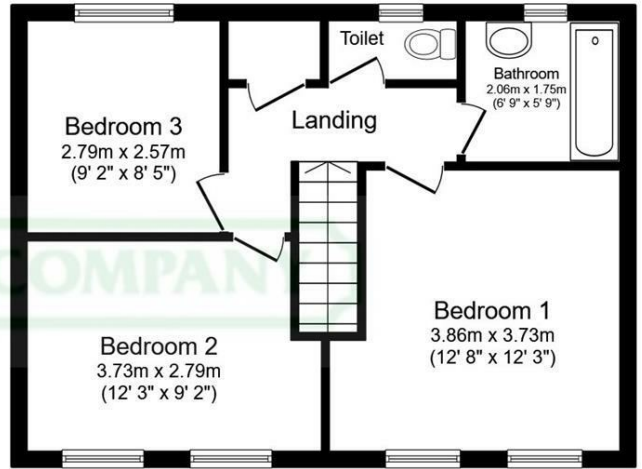
No tests have been made of mains services,

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.

Floor Plan



Ground Floor
Floor area 45.0 sq.m. (484 sq.ft.)

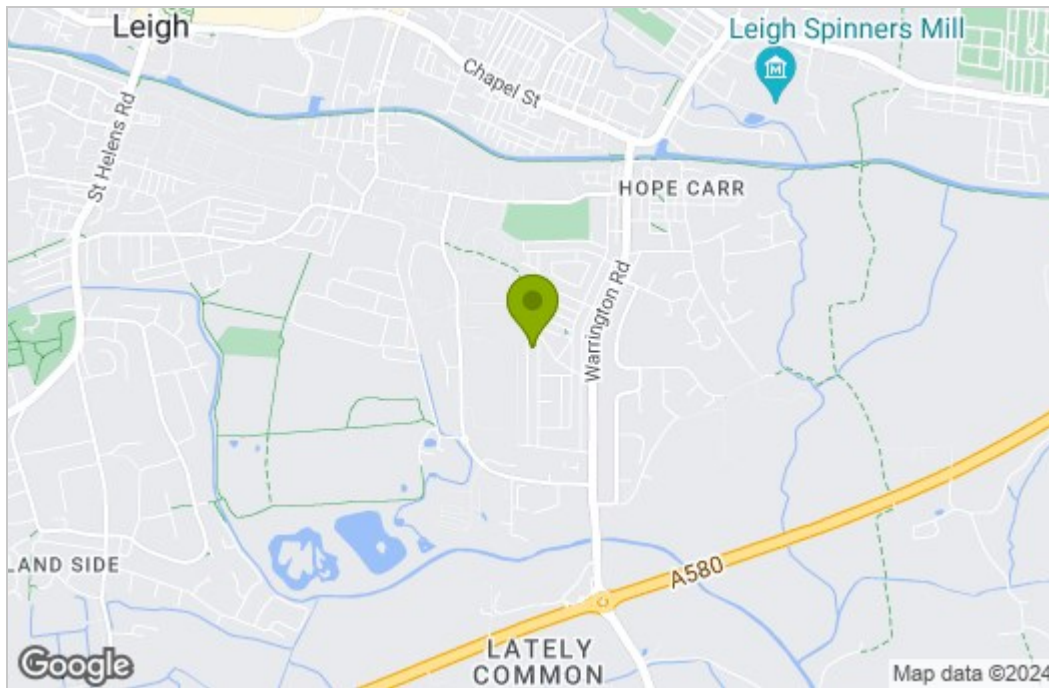


First Floor
Floor area 45.0 sq.m. (484 sq.ft.)

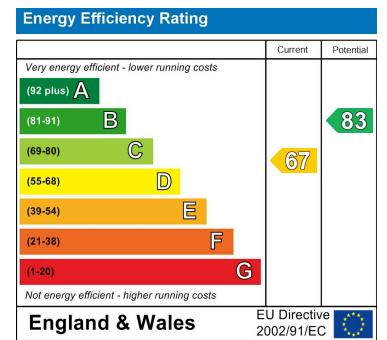
TOTAL: 90.0 sq.m. (969 sq.ft.)

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

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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