

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wenlock Road, Leigh

Situated in a sought after residential location and in a cul de sac position is this detached property with large rear garden offering excellent potential for a spacious family home or redevelopment potential (subject to the usual Planning Permissions)

NO ONWARD CHAIN

Asking Price £395,000

GROUND FLOOR :

ENTRANCE HALL

LOUNGE 17'3 (max) x 11'5 (max) (5.26m (max) x 3.48m (max))

Bay Window.

DINING ROOM 15'0 (max) x 9'1 (max) (4.57m (max) x 2.77m (max))

KITCHEN 10'7 (max) x 9'1 (max) (3.23m (max) x 2.77m (max))

Fitted with wall and base cupboards. Electric cooker point.

UTILITY ROOM 7'2 (max) x 5'9 (max) (2.18m (max) x 1.75m (max))

Plumbing for washing machine. Inset sink.

FIRST FLOOR :

LANDING

BEDROOM 14'3 (max) x 11'7 (max) (4.34m (max) x 3.53m (max))

BEDROOM 14'9 (max) x 10'5 (max) (4.50m (max) x 3.18m (max))

BEDROOM 11'0 (max) x 10'8 (max) (3.35m (max) x 3.25m (max))

BATHROOM

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

OUTSIDE :

PARKING The property is approached over an entrance driveway which provides off road parking leading to the garage.

GARAGE 18'3 (max) x 9'0 (max) Double doors to front. Side personal door.

UTILITY 9'0 (max) x 7'0 (max)

OUTSIDE WC.

COAL STORE

GARDENS

Front garden with mature hedge. To the rear there is a large private garden mostly laid to lawn with mature hedges.

TENURE :

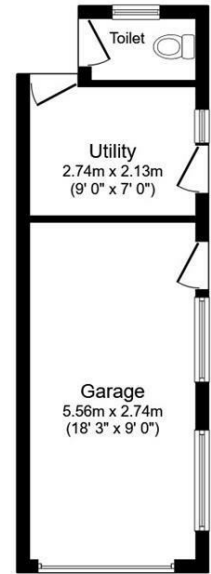
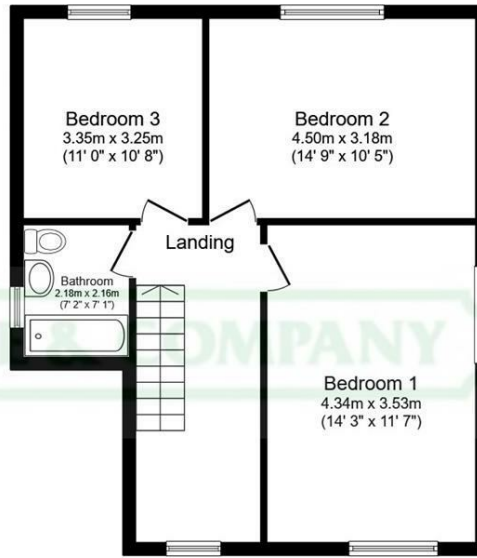
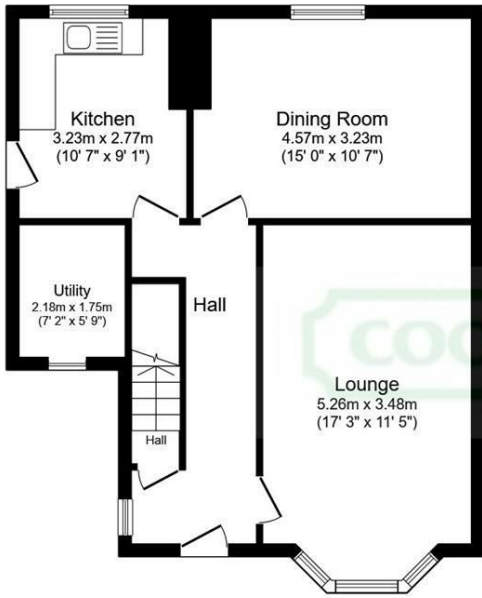
Freehold.

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.

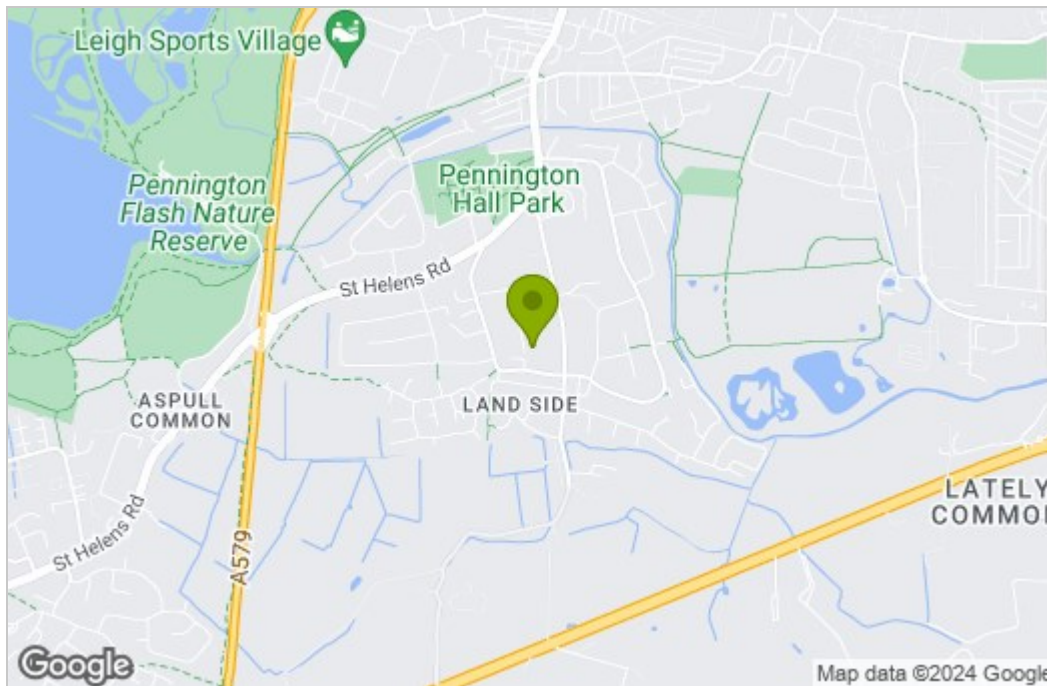
Floor Plan



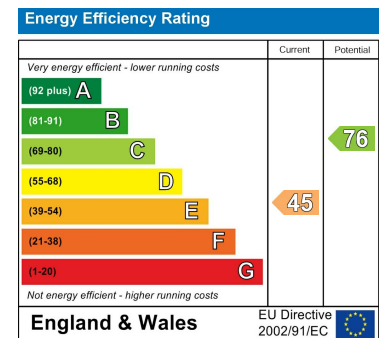
TOTAL: 142.0 m² (1,529 sq.ft.)

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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