

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Grange Street, Leigh

Situated in a very popular and highly regarded location and within a short walk to the Town Centre and access to public transport routes is this very spacious bay fronted mid terrace property with three bedrooms offering an excellent family home with private area to the rear and available with no onward chain

**Asking Price £205,000**

**GROUND FLOOR :**  
**ENTRANCE HALL**



Wooden flooring. Period arch cornice. Radiator with cover.

**LOUNGE 15'5 (max) x 11'2 (max) (4.70m (max) x 3.40m (max) )**



Bay Window. Brick Fireplace. Wooden flooring. Radiator x 2.

**DINING ROOM 16'8 (max) x 11'2 (max) (5.08m (max) x 3.40m (max) )**



Wooden flooring. Radiator.

**KITCHEN 16'7 (max) x 9'5 (max) (5.05m (max) x 2.87m (max) )**



Fitted with base and wall cupboards. Gas cooker point. Door to two large cellar rooms. Door to outside.

**FIRST FLOOR :**  
**LANDING**



**BEDROOM 14'1 (max) x 12'0 (max) (4.29m (max) x 3.66m (max) )**



Radiator.

**BEDROOM 13'8 (max) x 10'3 (max) (4.17m (max) x 3.12m (max) )**



Radiator.

**BEDROOM 10'6 (max) x 10'5 (max) (3.20m (max)  
x 3.18m (max) )**

### **BATHROOM**



Corner panelled bath with shower fitment. Vanity unit wash hand basin. Low level Wc. Radiator. Tiled walls.

### **OUTSIDE :**



The property is garden fronted with a paved patio garden to the rear with gated access.

### **TENURE :**

Leasehold. Residue of 999 Year Lease.

### **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.

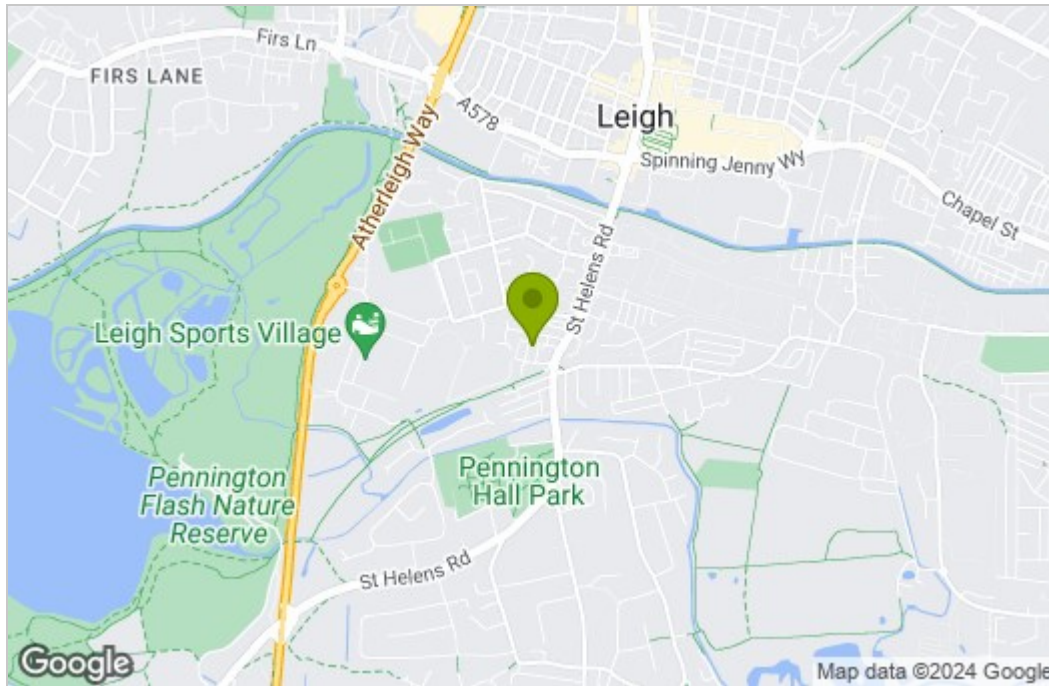
# Floor Plan



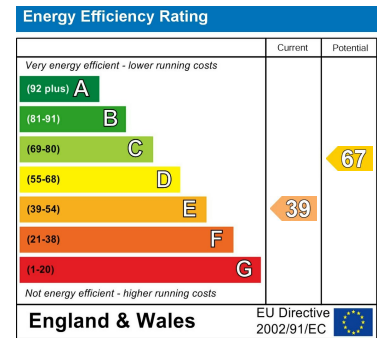
TOTAL: 100.3 m<sup>2</sup> (1,080 sq.ft.)

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.

**Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY**  
 Tel: 01942 603000 Email: info@cookeandcompany.co.uk