

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Dakins Road, Leigh

Situated in an established residential location with good access to local schools and the A580 East Lancashire Road for social and commuter routes is this garden fronted mid terraced property with three bedrooms offering an ideal first home with off road parking to the front and private paved garden to the rear

Asking Price £145,000

GROUND FLOOR :
ENTRANCE HALL



LOUNGE 14'1 (max) x 12'8 (max) (4.29m (max) x 3.86m (max))



TV Point. Radiator.

DINING KITCHEN 15'8 (max) x 10'0 (4.78m (max) x 3.05m)



Fitted with base units and wall cupboards. Inset sink with mixer tap. Oven Hob with chrome splashback and extractor hood. Plumbing for washing machine. Gas fired central heating boiler. Door to rear.

FIRST FLOOR :
LANDING

BEDROOM 11'1 (max) x 9'2 (max) (3.38m (max) x 2.79m (max))



Radiator.

BEDROOM 12'6 (max) x 8'0 (max) (3.81m (max) x 2.44m (max))



Radiator.

BEDROOM 9'8 (max) x 7'4 (max) (2.95m (max) x 2.24m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment over bath and screen. Pedestal wash hand basin. Low level Wc. Radiator. Mostly tiled walls and tiled floor.

OUTSIDE :



The front garden to the property has been converted to provide off road parking and the rear there is a good sized private paved garden which is not overlooked from the rear.

TENURE :

Freehold.

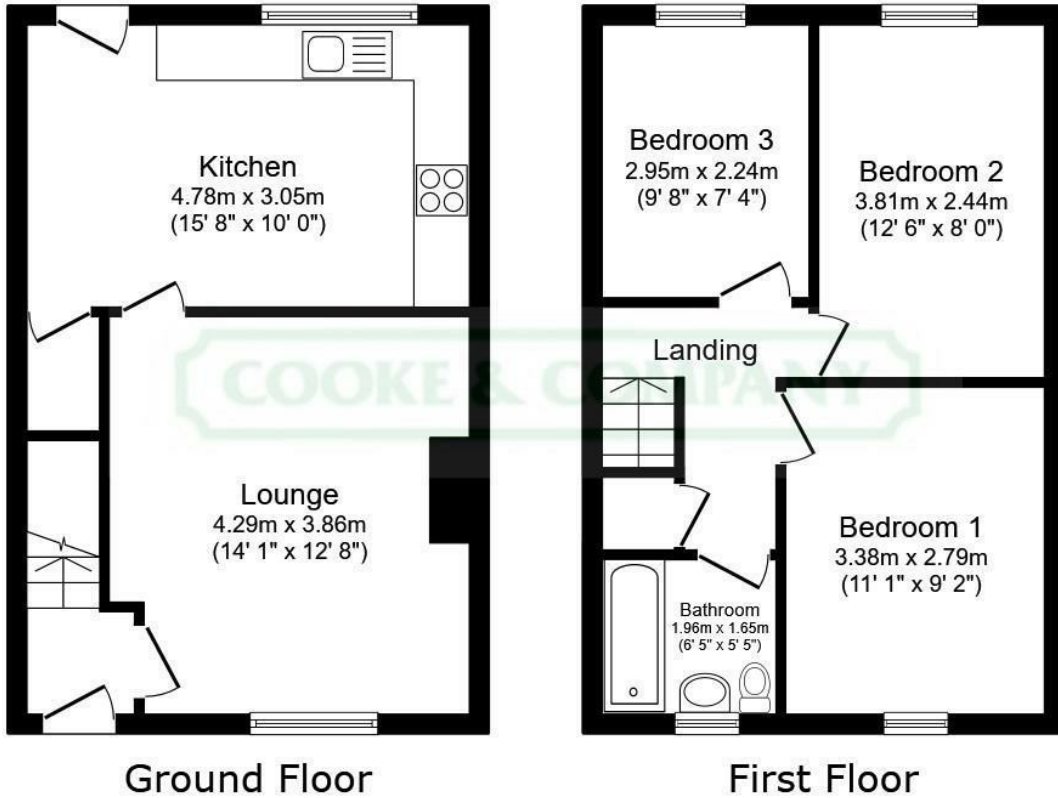
COUNCIL AND TAX BAND

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.

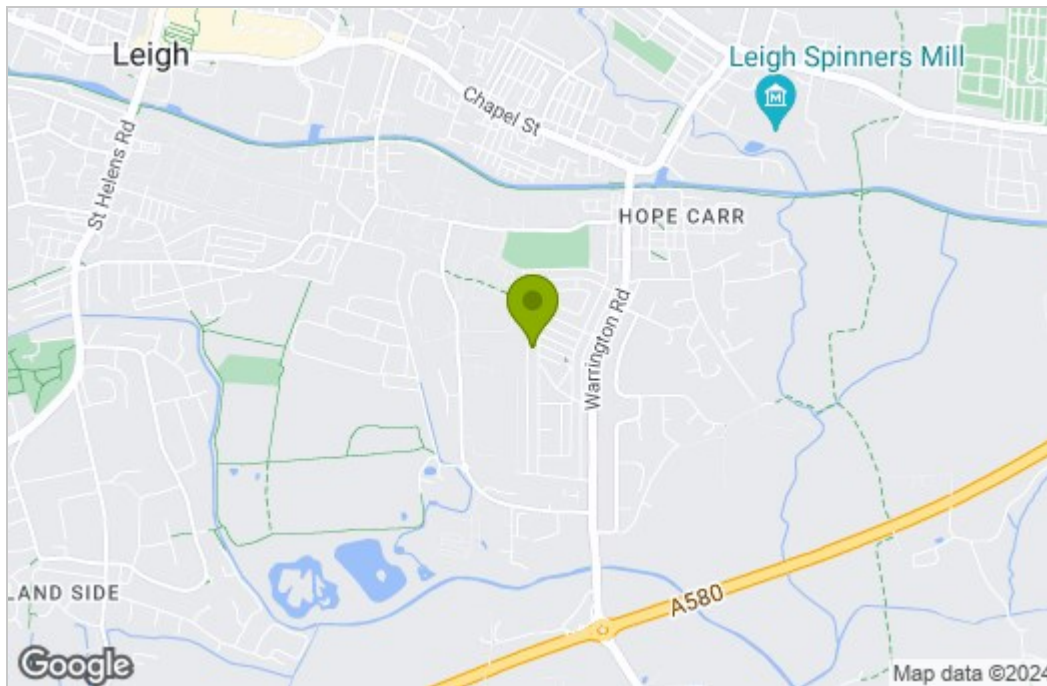
Floor Plan



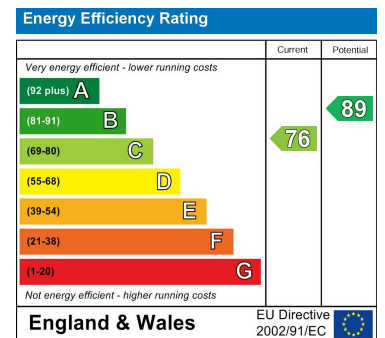
TOTAL: 71.0 m² (765 sq.ft.)

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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