

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Little Pasture, Leigh

Situated in a quiet cul de sac position on a modern development is this detached bungalow with one bedroom with off road parking and detached garage to include conservatory and gardens to the front and rear

**Asking Price £144,950**

**ENTRANCE VESTIBULE**

**ENTRANCE HALL**

**KITCHEN 8'2 (max) x 5'9 (max) (2.49m (max) x 1.75m (max) )**



Fitted with base units and wall cupboards. Oven, hob and extractor hood. Inset sink unit.

**SHOWER ROOM**



Wetroom style shower with electric shower fitment. Pedestal wash basin. Low level WC. Fully tiled walls.

**LOUNGE 14'7 (max) x 11'5 (max) (4.45m (max) x 3.48m (max) )**



TV Point. Radiator. Patio doors to Conservatory. Wooden flooring.

**CONSERVATORY 14'8 (max) x 8'7 (max) (4.47m (max) x 2.62m (max) )**



Tiled floor. Double doors to rear.

**BEDROOM 11'7 (max) x 10'2 (max) (3.53m (max) x 3.10m (max) )**



Fitted Wardrobes. Radiator.

**OUTSIDE :**



**DRIVEWAY.** Private driveway providing off road parking and detached garage.

**GARDENS** Front garden with stone chips and planted shrubs. To the rear there is a private garden mostly paved for low maintenance.

**TENURE :**  
Freehold.

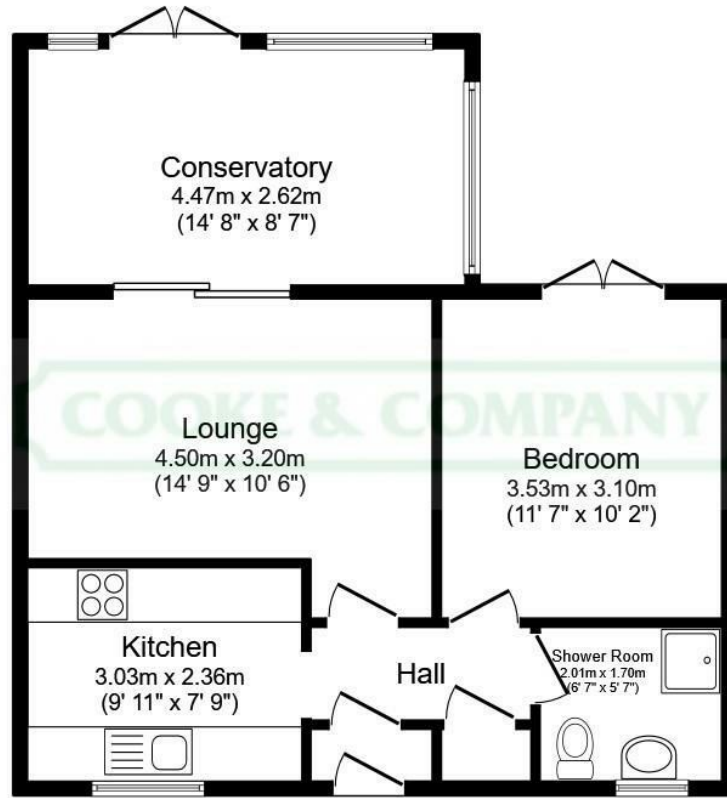
## **COUNCIL AND TAX BAND**

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

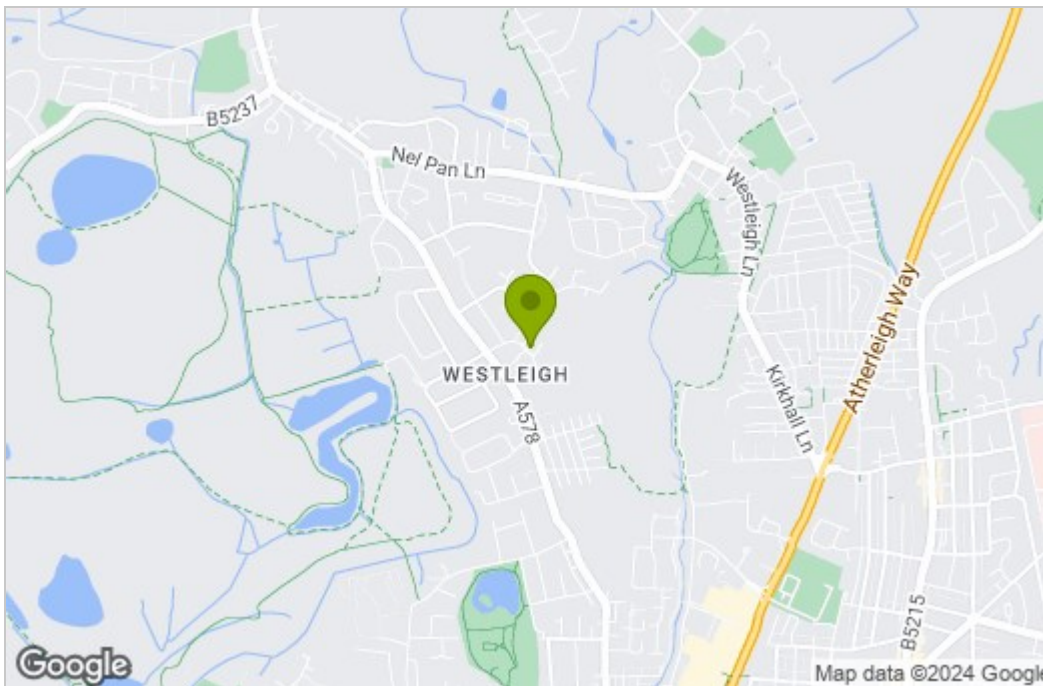


Floor Plan

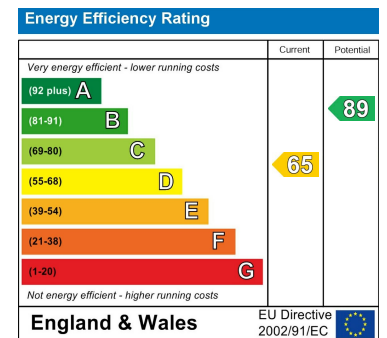
TOTAL: 54.3 m<sup>2</sup> (584 sq.ft.)

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](http://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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