

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Worthington Place, Leigh

In further detail the property includes:- On the ground floor: Entrance hall, cloakroom/wc, lounge and dining kitchen. Whilst on the first floor there are three bedrooms, master with en-suite shower room and family bathroom/WC. The property is heated by gas central heating.

A private driveway is to the front providing off road parking and to the rear there is a private garden with lawn and patio area.

**Asking Price £225,000**



# 12 Worthington Place

Leigh, WN7 2EJ



In further the accommodation comprises :

## GROUND FLOOR :

### ENTRANCE HALL

Alarm. Wooden flooring. Radiator.

### CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator. Wooden flooring.

### LOUNGE

14'5" (max) x 11'7" (max) (4.39 (max) x 3.53 (max))  
TV Point. Wooden Flooring. Radiator. Built in store cupboard.

### DINING KITCHEN

15'2" (max) x 8'9" (max) (4.62 (max) x 2.67 (max))  
Fully fitted with wall cupboards and base units. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Dining area with double doors to rear garden. Radiator. Wooden flooring.

## FIRST FLOOR :

### LANDING

Loft access.

### BEDROOM

11'9" (max) x 9'4" (max) (3.58 (max) x 2.84 (max))  
Radiator.

### EN-SUITE

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

### BEDROOM

9'2" (max) x 7'5" (max) (2.79 (max) x 2.26 (max))  
TV Point. Radiator.

### BEDROOM

7'4" (max) x 5'7" (max) (2.24 (max) x 1.70 (max))  
Radiator.

### BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

## OUTSIDE :

### PARKING

A private driveway is to the front and side providing off road parking.

### GARDENS

Gardens are to the front and rear. Front garden with lawn and planted flower beds. To the rear there is a private garden with patio area and lawn with some planted shrubs.

## TENURE :

Leasehold.

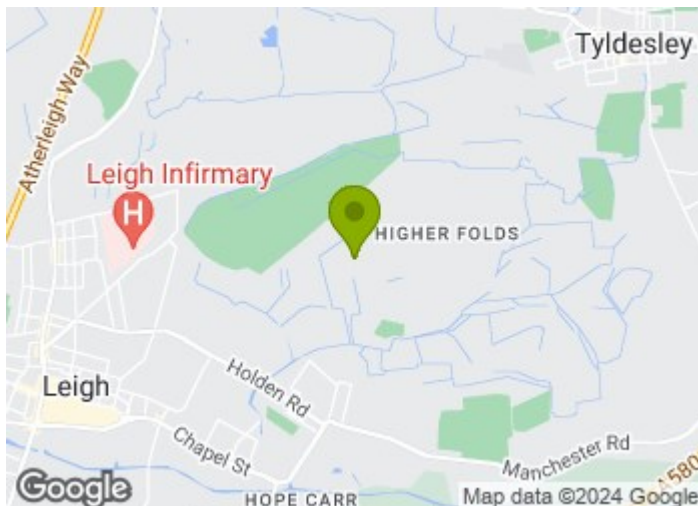
## VIEWING :

By appointment with the agent as overleaf.

## 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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

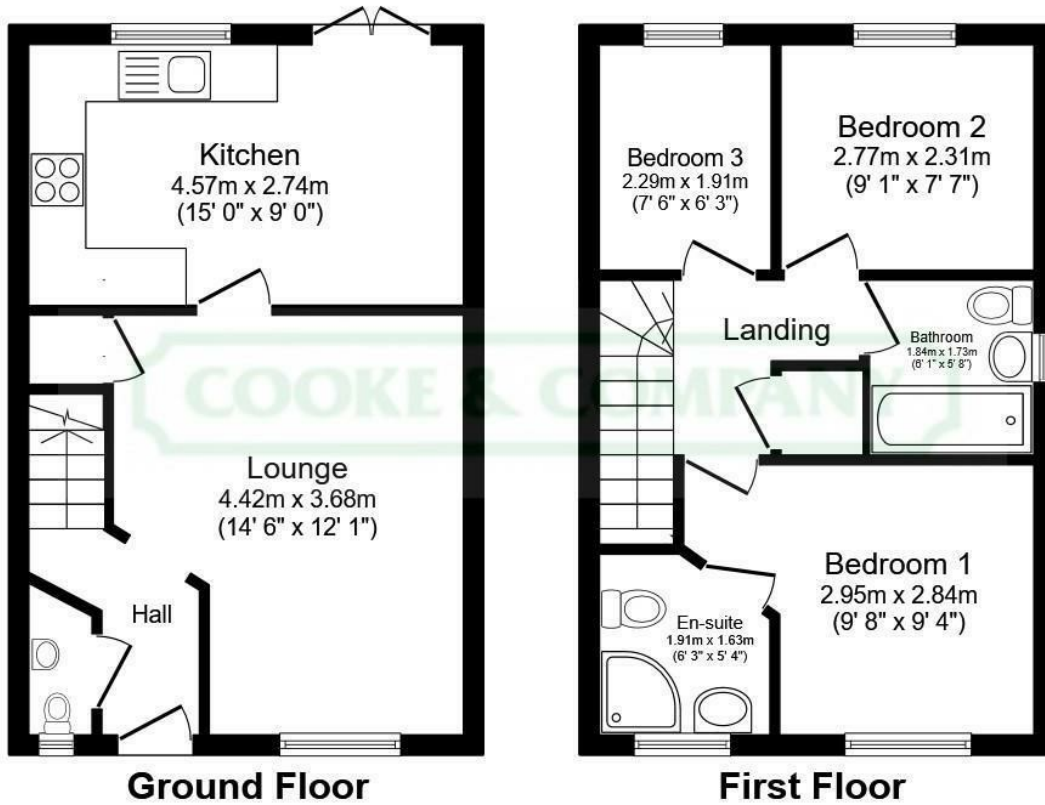


## Directions

Sat. Nav. Ref. WN7 2EJ



# Floor Plan



Total floor area 66.4 sq.m. (714 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	