

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Miriam Grove, Leigh

Situated in a cul de sac position
within a short walk to local schools and public transport
is this three bedroom semi detached property
to include driveway and private rear garden

Asking Price £165,000

GROUND FLOOR :

ENTRANCE HALL

CLOAKROOM/WC

Low level Wc. Wash hand basin. Radiator.

LOUNGE 15'8 (max) x 13'7 (max) (4.78m (max) x 4.14m (max))

Radiator.

DINING KITCHEN 13'7 (max) x 9'1 (max) (4.14m (max) x 2.77m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer tap. Oven, Hob and Extractor Hood. Plumbing for washing machine. Under stairs storage cupboard. Radiator. Dining area with double doors to rear garden.

FIRST FLOOR :

LANDING

BEDROOM 13'7 (max) x 8'11 (max) (4.14m (max) x 2.72m (max))

Radiator.

BEDROOM 9'5 (max) x 7'0 (max) (2.87m (max) x 2.13m (max))

Radiator.

BEDROOM 6'8 (max) x 6'5 (max) (2.03m (max) x 1.96m (max))

Radiator.

BATHROOM

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

OUTSIDE :

PARKING The property benefits off road parking.

GARDENS To the front and rear mainly laid to lawn.

TENURE :

Leasehold. Ground Rent £50.00 per annum.

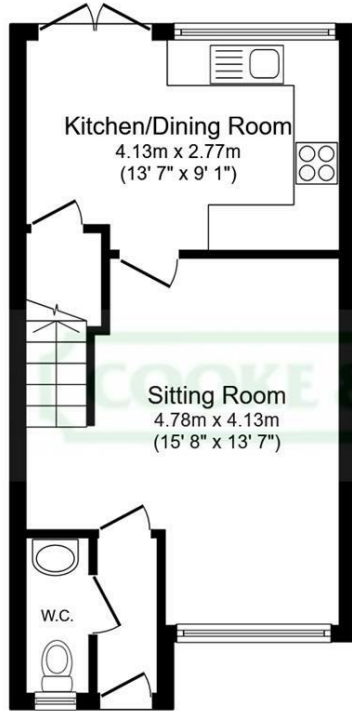
COUNCIL AND TAX BAND

Wigan Council Tax Band B.

SERVICES (NOT TESTED)

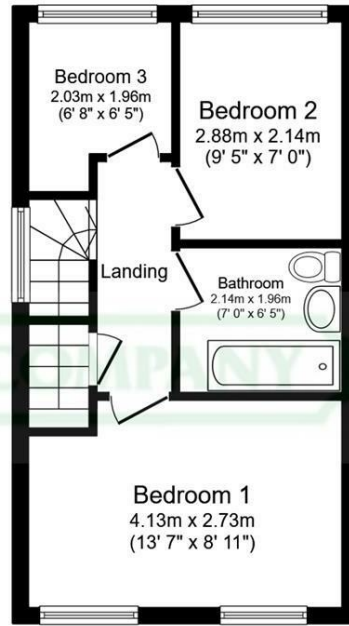
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Floor Plan



Ground Floor

Floor area 33.4 m² (359 sq.ft.)



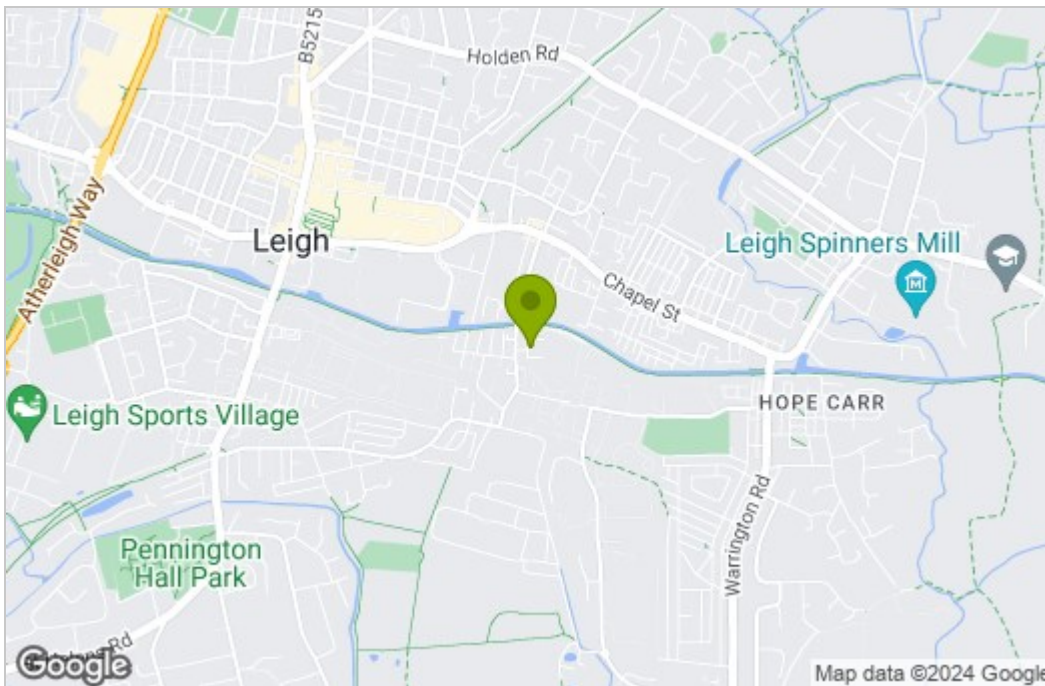
First Floor

Floor area 31.8 m² (343 sq.ft.)

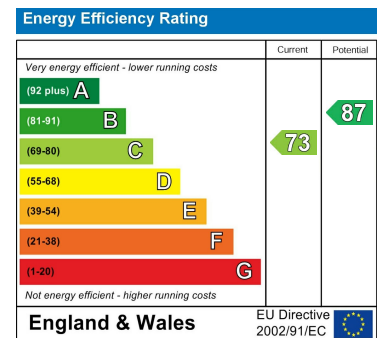
TOTAL: 65.2 m² (702 sq.ft.)

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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