

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## St. Helens Road, Leigh

Situated in a popular and highly regarded residential area is this extended semi detached family property offering spacious accommodation throughout and within a short walk to Pennington Flash Country Park and Golf Course and easy access to local schools, public transport routes and commuter and social routes

**Asking Price £259,995**

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



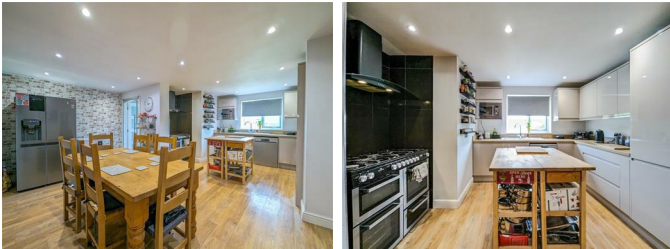
Radiator.

**LOUNGE 21'1 (max) x 10'10 (max) (6.43m (max) x 3.30m (max) )**



Bay Window. Wooden flooring. Fireplace.

**DINING KITCHEN 17'9 (max) x 17'4 (max) (5.41m (max) x 5.28m (max) )**



Fully fitted with wall and base cupboards. Gas cooker point. Extractor hood. Plumbing for dishwasher.

**FAMILY ROOM/SITTING ROOM/FOURTH BEDROOM 13'11 (max) x 8'10 (max) (4.24m (max) x 2.69m (max) )**



Wooden flooring. Double doors to rear garden.

**REAR HALLWAY**

Door to outside.

**CLOAKROOM/WC**

Low level Wc. Wash hand basin. Heated Towel Radiator.

**FIRST FLOOR :**

**LANDING**

Loft access.

**BEDROOM 13'9 (max) x 10'4 (max) (4.19m (max) x 3.15m (max) )**



Radiator.

**BEDROOM 10'3 (max) x 9'8 (max) (3.12m (max) x 2.95m (max) )**



Radiator.

**BEDROOM 11'3 (max) x 6'9 (max) (3.43m (max) x 2.06m (max) )**



Radiator.

**BATHROOM**



Panelled bath. Wash hand basin. Low level Wc. Heated Towel Radiator. Mostly tiled walls.

**OUTSIDE :**

**GARDENS**

To the rear there is a generous garden mostly laid to lawn with patio area and garden shed.

**PARKING**

The property benefits ample off road parking to the front.

**INTEGRAL GARAGE 16'2 (max) x 9'3 (max) (4.93m (max) x 2.82m (max) )**

**TENURE :**

Leasehold. Residue of 999 years.

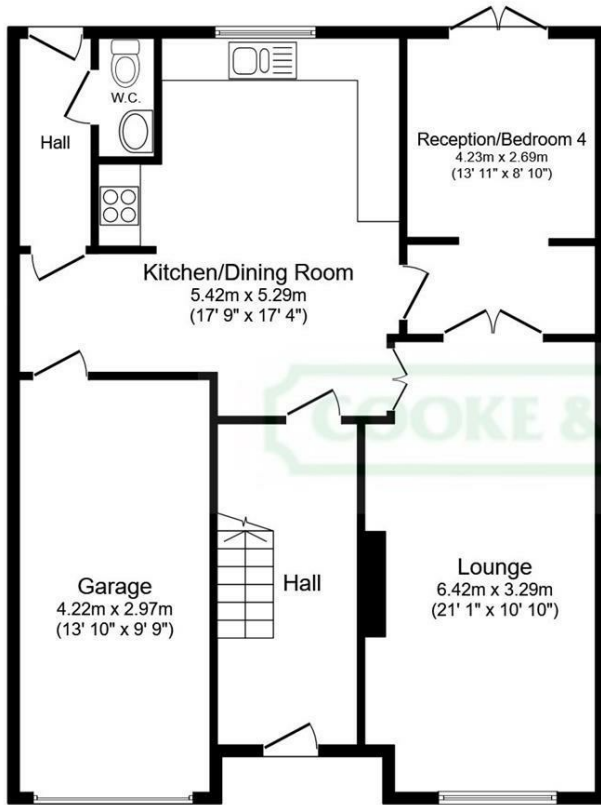
**COUNCIL AND TAX BAND**

Wigan Council Tax Band B.

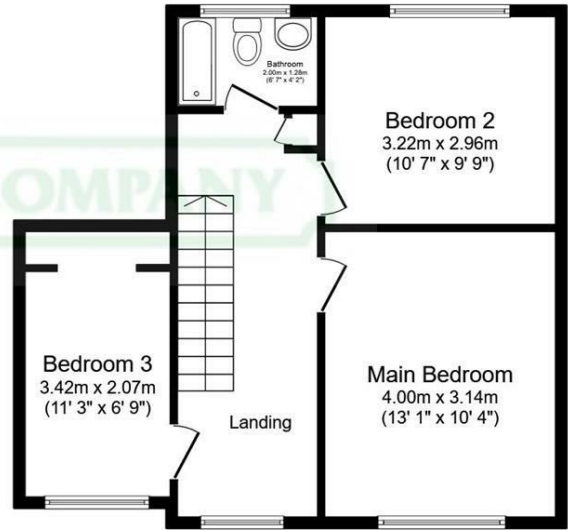
**SERVICES (NOT TESTED)**

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**



**First Floor**

TOTAL: 133.0 m<sup>2</sup> (1,431 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

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

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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