

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Heaton Green, Leigh

Situated on a very popular modern development and at the end of a cul de sac with open space views is this very attractive end of row Town House with three bedrooms, master bedroom with en suite offering spacious family accommodation over three floors to include off road parking for two vehicles to the front and private garden to the rear

MUST BE VIEWED

Asking Price £239,995

GROUND FLOOR :

ENTRANCE HALL

Radiator.

LOUNGE 15'4 (max) x 11'8 (max) (4.67m (max) x 3.56m (max))



TV Point. Wooden flooring.

DINING KITCHEN 11'9 (max) x 8'0 (max) (3.58m (max) x 2.44m (max))



Fitted kitchen with base units and wall cupboards. Oven, hob and extractor hood. Inset sink with mixer tap. Plumbing for washing machine. Dining area with TV Point and double doors to rear garden.

CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator.

FIRST FLOOR :

LANDING

BEDROOM 12'0 (max) x 8'8 (max) (3.66m (max) x 2.64m (max))



Radiator.

BEDROOM 12'0 (max) x 8'9 (max) (3.66m (max) x 2.67m (max))



Radiator.

BATHROOM



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

SECOND FLOOR :

MASTER BEDROOM 10'5 (max) x 8'3 (max) (3.18m (max) x 2.51m (max))



Radiator.

DRESSING AREA

EN SUITE

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator Velux style roof window.

OUTSIDE :

PARKING The property benefits two parking spaces to the front.

GARDENS To the rear there is a private garden with patio area and artificial lawn.

TENURE :

Leasehold. Residue of 999 year Lease.

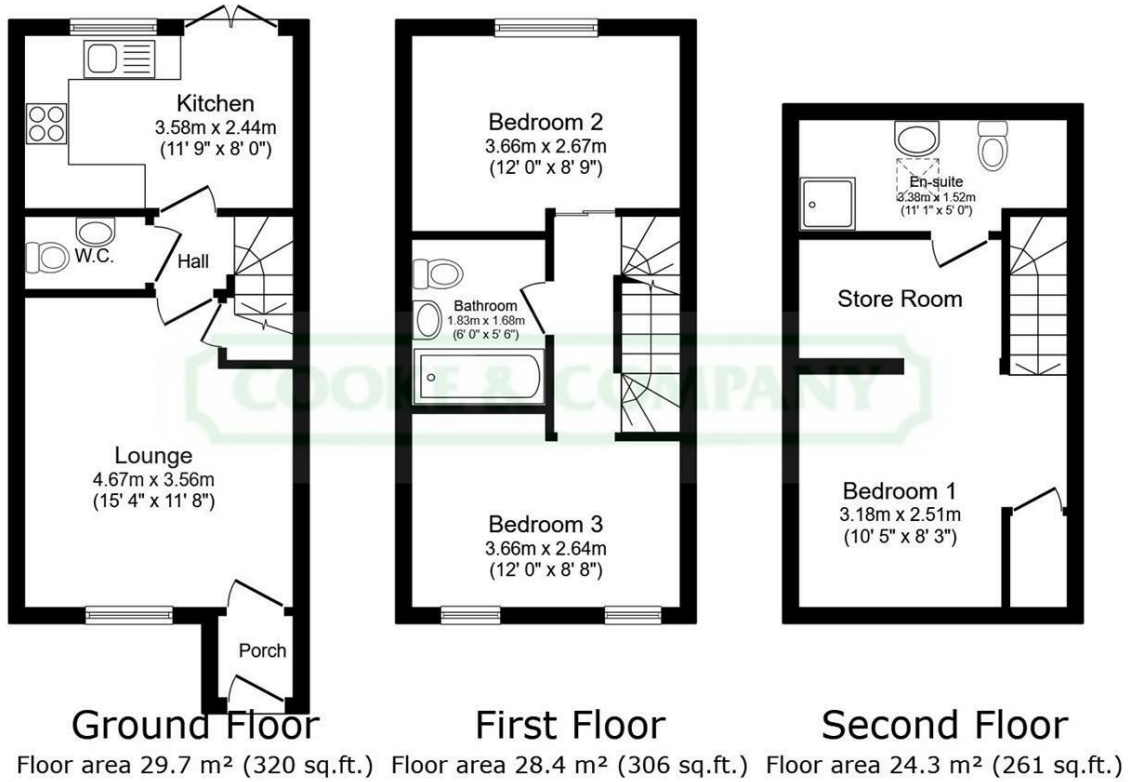
COUNCIL AND TAX BAND

Wigan Council Tax Band C.

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.

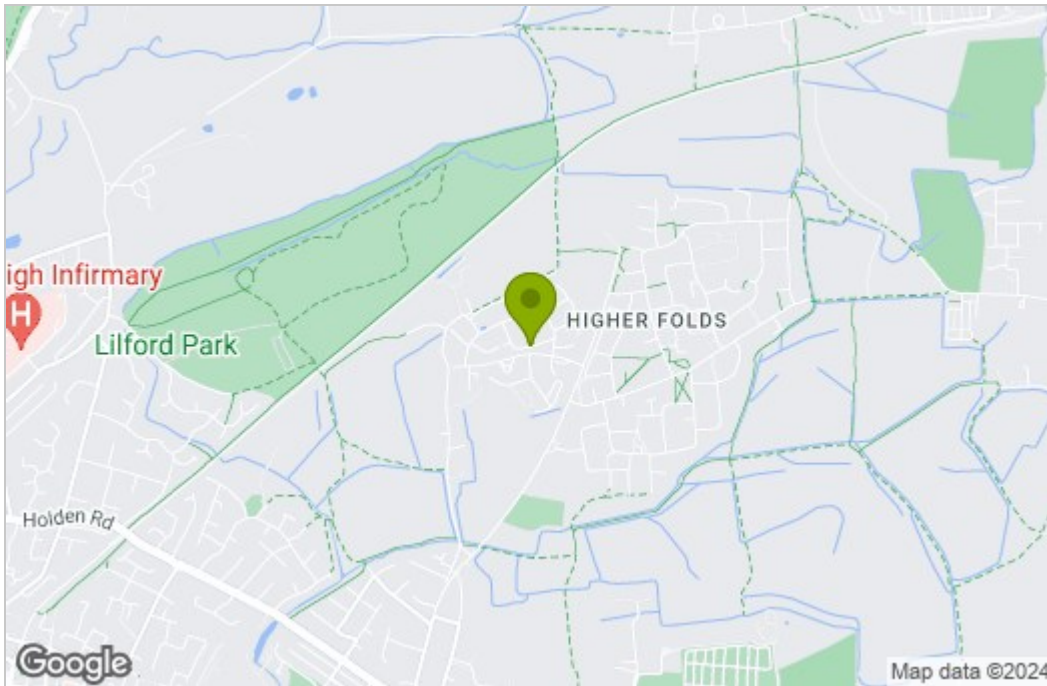
Floor Plan



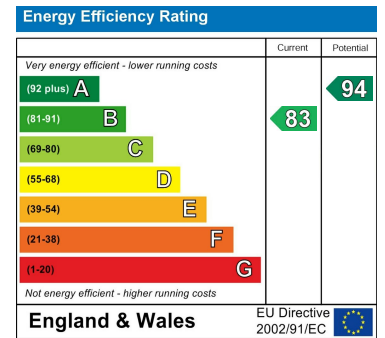
TOTAL: 82.4 m² (887 sq.ft.)

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
 Tel: 01942 603000 Email: info@cookeandcompany.co.uk