

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Warrington Road, Leigh

Situated in an established residential location with good access to local schools and the A580 East Lancashire Road for social and commuter routes is this garden fronted mid terraced property with two bedrooms offering an ideal first home with private paved garden to the rear with double gates allowing vehicular access and available with no onward chain

**Asking Price £129,950**



## GROUND FLOOR :

### ENTRANCE HALL

**LOUNGE 14'0 (max) x 12'6 (max) (4.27m (max) x 3.81m (max) )**



Attractive Fireplace. TV Point. Radiator.

**DINING KITCHEN 15'7 (max) x 9'5 (max) (4.75m (max) x 2.87m (max) )**



Fitted with base units and wall cupboards. Inset sink. Oven Hob and extractor hood. Plumbing for washing machine. Door to rear.

### CLOAKROOM/WC

Low level Wc. Half tiled walls.

## FIRST FLOOR :

### LANDING



**BEDROOM 11'2 (max) x 10'8 (max) (3.40m (max) x 3.25m (max) )**



Radiator. Fitted Wardrobes.

**BEDROOM 12'5 (max) x 7'9 (max) (3.78m (max) x 2.36m (max) )**



Radiator.

### BATHROOM



Large Shower Cabinet. Pedestal wash hand basin. Low level Wc. Radiator. Partly tiled walls.

## OUTSIDE :



Gardens are to the front and rear. Front garden with stone chips. To the rear there is a paved garden with double gates allowing vehicular access for secure off road parking if required.

**TENURE :**

Freehold.

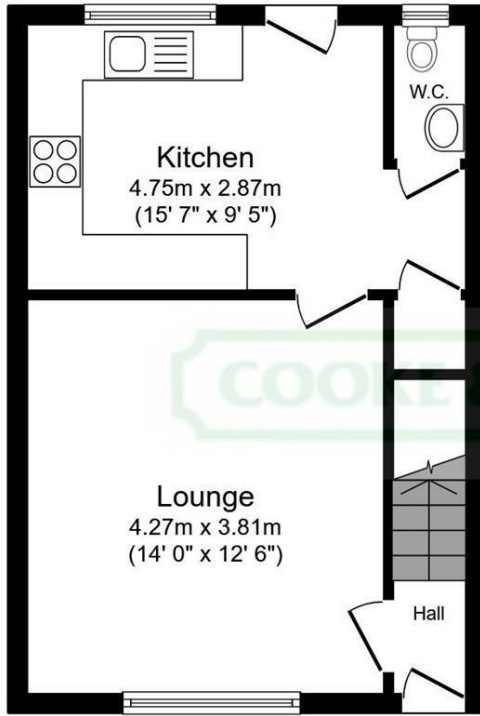
**COUNCIL AND TAX BAND**

Wigan Council Tax Band A.

**SERVICES (NOT TESTED)**

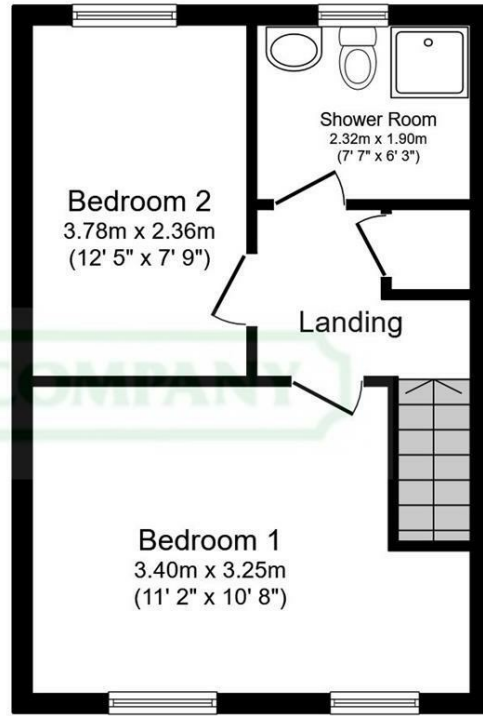
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

## Floor Plan



**Ground Floor**

Floor area 34.4 sq.m. (370 sq.ft.)



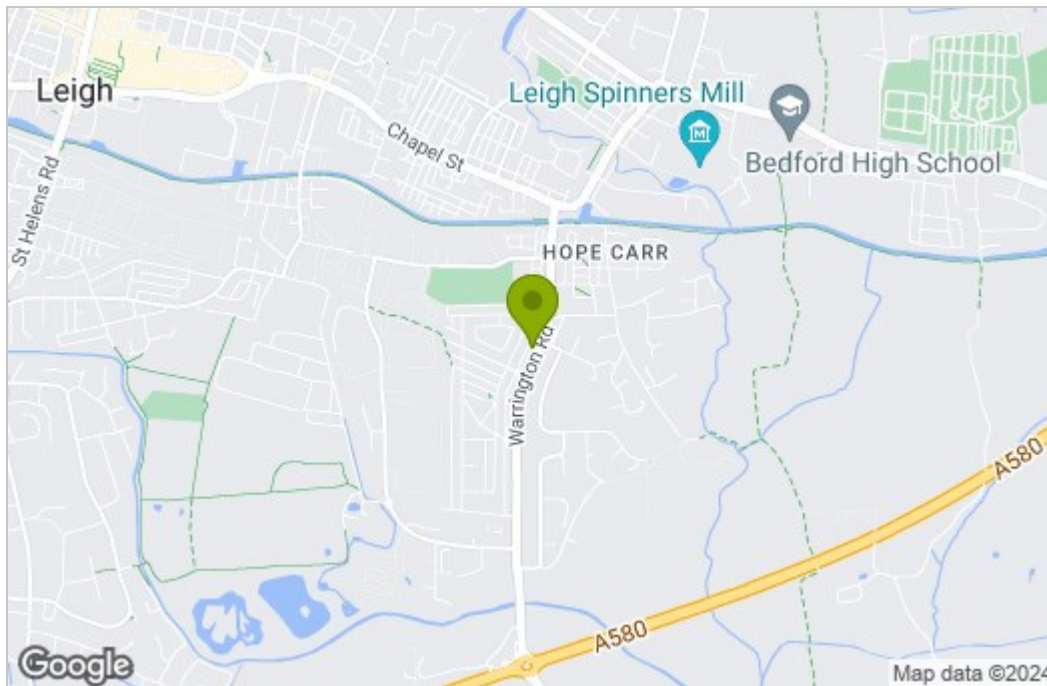
**First Floor**

Floor area 34.4 sq.m. (370 sq.ft.)

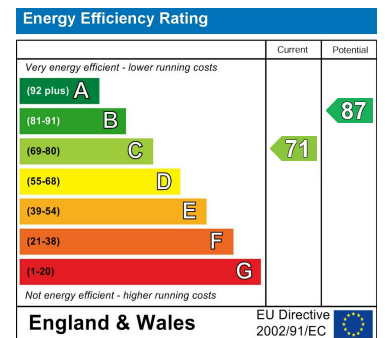
**TOTAL: 68.7 sq.m. (740 sq.ft.)**

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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