

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Garston Close, Leigh

Situated in a popular location  
within a short walk to local schools  
is this semi detached family home  
with two bedrooms to include  
ground floor shower room  
gardens to the front and rear,  
private driveway and detached garage  
and available with no onward chain

**Asking Price £169,950**



## GROUND FLOOR:

Entrance Hall with Radiator.

**LOUNGE 16'1 (max) x 11'3 (max) (4.90m (max) x 3.43m (max) )**



Radiator. Attractive Fireplace with inset Fire.

**DINING KITCHEN 14'5 (max) x 9'8 (max) (4.39m (max) x 2.95m (max) )**



Fully fitted with base units and wall cupboards. Inset sink. Integrated Oven, fridge freezer and washing machine. Hob. Dining area with Radiator.

## GROUND FLOOR SHOWER ROOM



Shower Cabinet with electric shower fitment. Pedestal wash hand basin. Low level Wc. Radiator. Tiled walls and floor.

## FIRST FLOOR :

## LANDING



Loft access.

**BEDROOM 14'6 (max) x 12'6 (max) (4.42m (max) x 3.81m (max) )**



Radiator.

**BEDROOM 11'5 (max) x 8'2 (max) (3.48m (max) x 2.49m (max) )**



Radiator.

## BATHROOM



Walk in shower with electric shower fitment. Pedestal wash hand basin. Low level Wc. Radiator.

### **OUTSIDE :**

**PARKING** The property benefits a private driveway and detached garage located to the rear.

**GARDENS** Gardens are to the front and rear. Front garden with lawn. Private rear garden, paved for low maintenance.

### **TENURE :**

Leasehold. Residue of 999 year Lease.

### **COUNCIL AND TAX BAND**

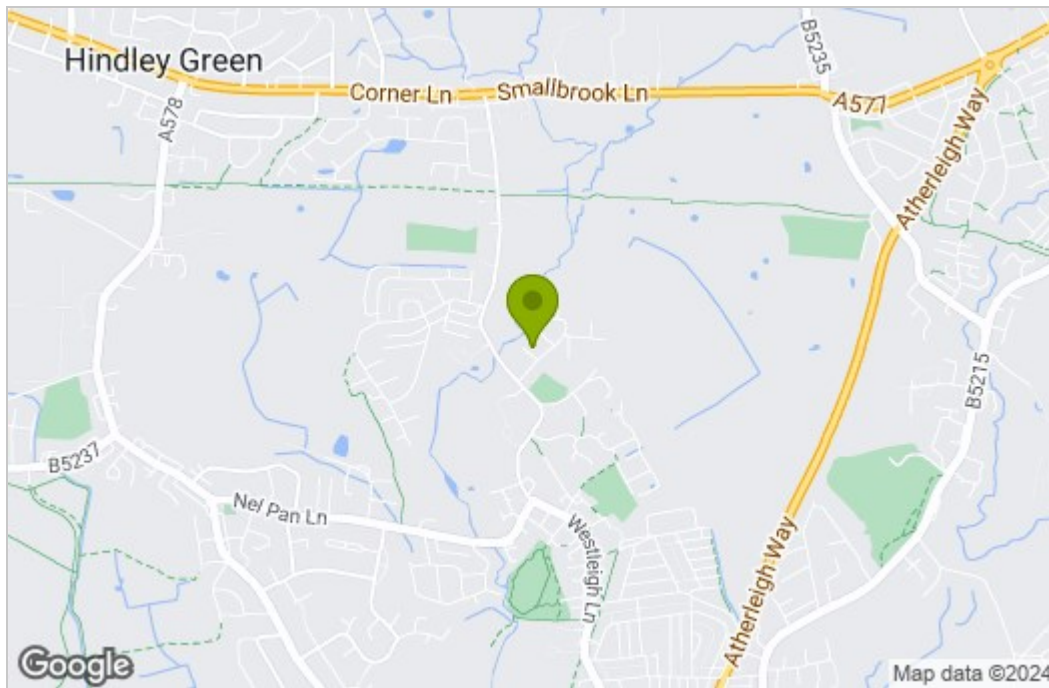
Wigan Council Tax Band B.

### **SERVICES (NOT TESTED)**

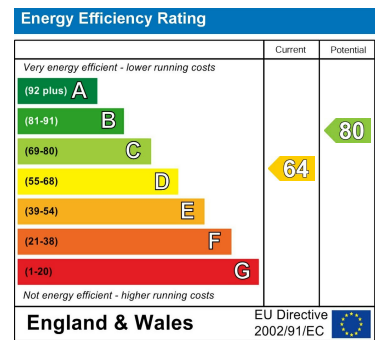
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

# Floor Plan

## 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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