

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Timperley Lane, Leigh

Situated in a very popular residential area with good access to local schools and social and commuter routes via the A580 East Lancashire Road is this extended semi detached family property wo floors to include off road parking, garage, gardens to the front and rear and available with no onward chain

**Asking Price £230,000**

## GROUND FLOOR :

### ENTRANCE PORCH

**LOUNGE 17'8 (max) x 13'9 (max) (5.38m (max) x 4.19m (max) )**



Log Burner Style Fireplace with brick surround.

**KITCHEN WITH DINING AREA 17'6 (max) x 9'2 (max) (5.33m (max) x 2.79m (max) )**



Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Gas cooker point. Patio doors to sitting room.

**SITTING ROOM 13'4 (max) x 9'0 (max) (4.06m (max) x 2.74m (max) )**



Radiator. Patio doors.

**UTILITY 17'3 (max) x 7'10 (max) (5.26m (max) x 2.39m (max) )**

Double doors to rear.

## FIRST FLOOR :

### LANDING

Access to boarded loft.

**BEDROOM 11'9 (max) x 11'5 (max) (3.58m (max) x 3.48m (max) )**



Radiator.

**BEDROOM 9'2 (max) x 7'9 (max) (2.79m (max) x 2.36m (max) )**

Radiator.

**BEDROOM 7'3 (max) x 6'4 (max) (2.21m (max) x 1.93m (max) )**

Radiator.

## BATHROOM



P Shaped panelled bath with shower fitment and screen. Wash hand basin. Low level Wc. Radiator. Attractive wall tiling.

## OUTSIDE :

PARKING: Private driveway.

GARAGE 17'1 (max) x 7'1 (max) Up and over door. Rear personal door.

GARDENS Mostly to the rear paved for low maintenance.

## TENURE :

Freehold.

## COUNCIL AND TAX BAND

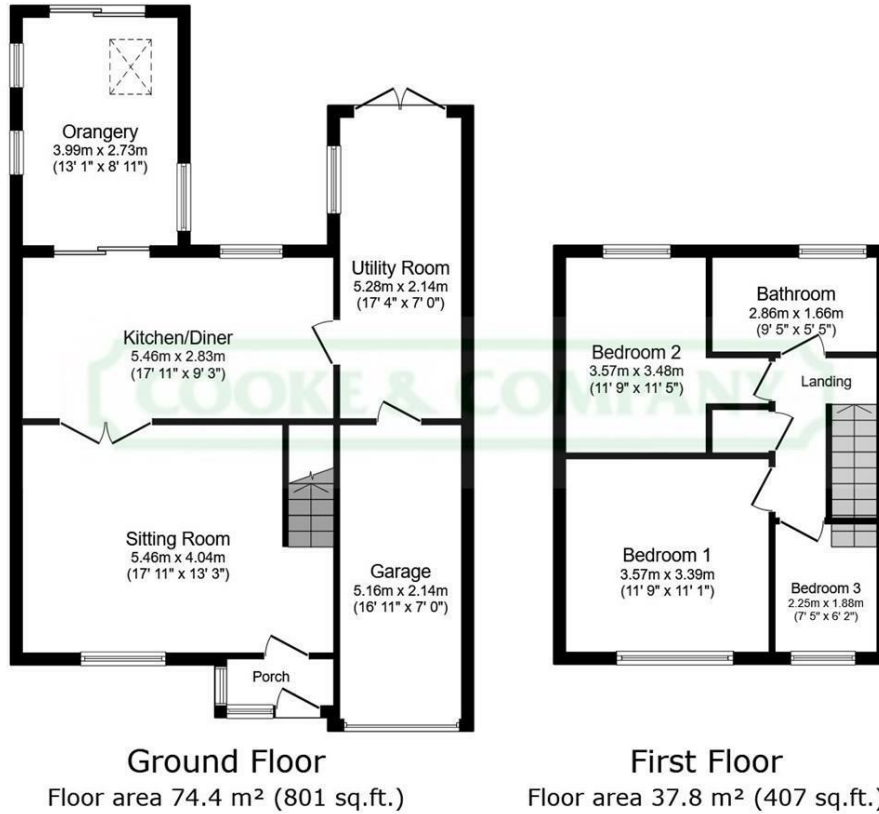
Wigan Council Tax Band C.

## 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.

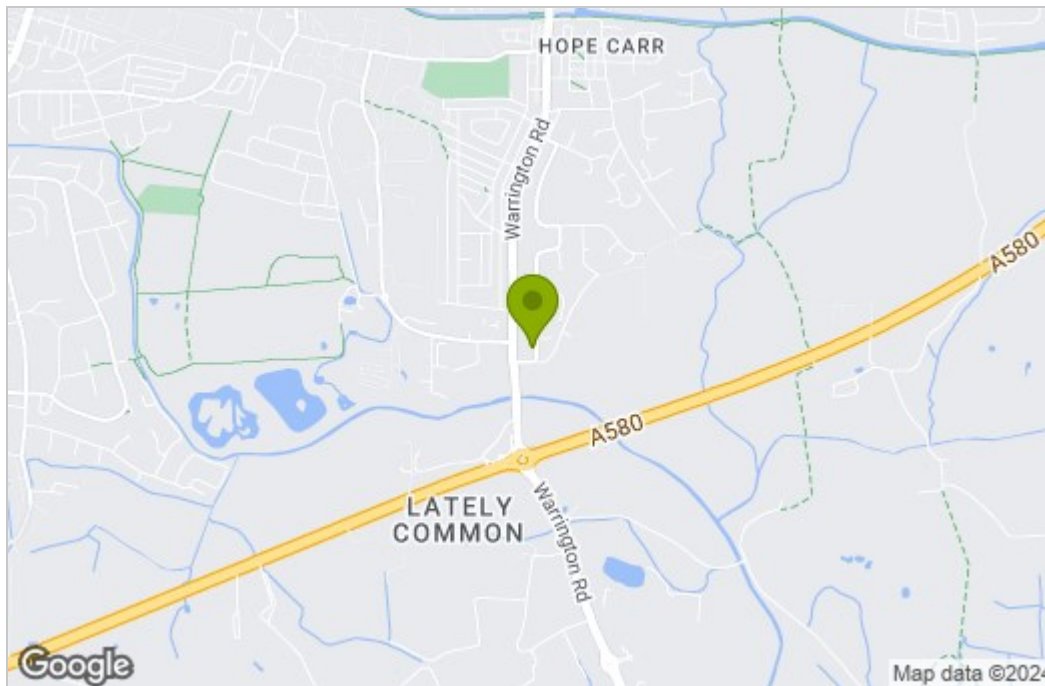
## Floor Plan



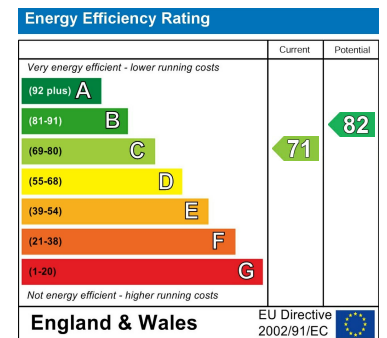
TOTAL: 112.1 m<sup>2</sup> (1,207 sq.ft.)

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