

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Lune Grove, Leigh

Situated in an established residential location and on a spacious corner plot is this three bedroom semi detached family home offering well proportioned and presented accommodation over two floors with driveway providing off road parking and gardens

**Asking Price £169,950**

**GROUND FLOOR :**

**ENTRANCE HALL**

**LOUNGE 14'0 (max) x 10'3 (max) (4.27m (max) x 3.12m (max) )**



Attractive Fireplace and Surround. TV Point. Designer Vertical Radiator.

**SITTING ROOM 12'4 (max) x 9'9 (max) (3.76m (max) x 2.97m (max) )**



Exposed Brick Chimney Breast with Log Burner Fire. TV Point. Double doors to rear garden.

**KITCHEN 12'1 (max) x 10'0 (max) (3.68m (max) x 3.05m (max) )**



Fitted with base units. Inset sink with mixer tap. Gas cooker point. Attractive wall tiling. Under stairs store cupboard.

**FIRST FLOOR :**

**LANDING**

**BEDROOM 11'2 (max) x 11'0 (max) (3.40m (max) x 3.35m (max) )**



Radiator.

**BEDROOM 12'2 (max) x 11'5 (max) (3.71m (max) x 3.48m (max) )**



Radiator.

**BEDROOM 8'6 (max) x 7'7 (max) (2.59m (max) x 2.31m (max) )**

Radiator.

## BATHROOM



Large walk in shower. Vanity unit wash hand basin. Low level WC. Fully tiled walls. Heated Towel Radiator.

## OUTSIDE :

**PARKING** The property benefits off road parking.

**GARDENS** To the front and rear. Front garden with lawn. To the rear there is a private garden with low maintenance stone chips.

## TENURE :

Freehold.

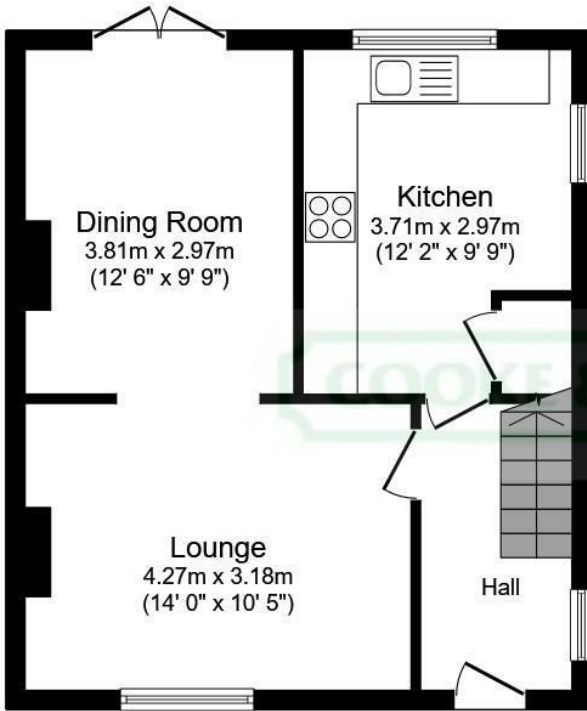
## COUNCIL AND TAX BAND

Wigan Council Tax Band A.

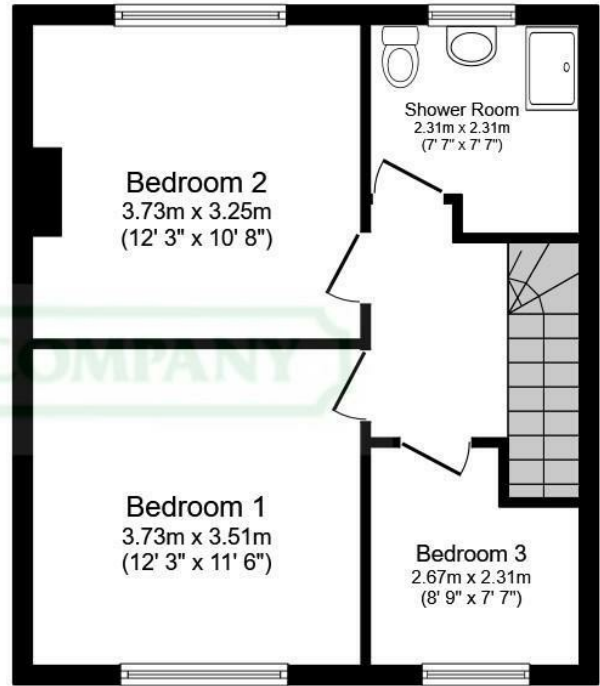
## SERVICES (NOT TESTED)

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 42.8 m<sup>2</sup> (461 sq.ft.)

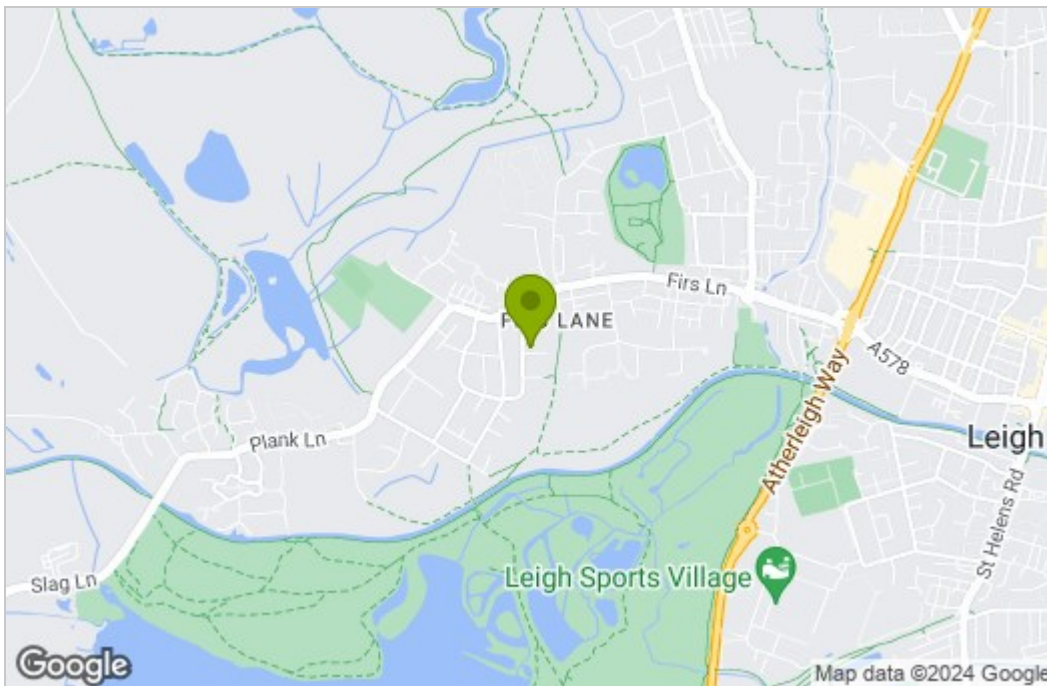


**First Floor**  
Floor area 42.8 m<sup>2</sup> (461 sq.ft.)

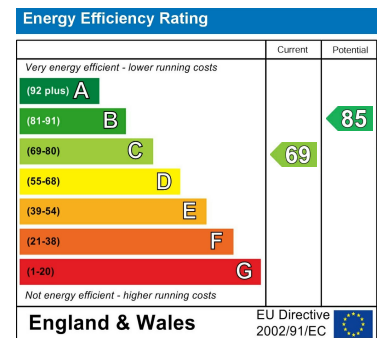
**TOTAL: 85.6 m<sup>2</sup> (922 sq.ft.)**

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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