

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Leigh

Situated in an established and highly regarded location with excellent access for Leigh and Atherton Town Centres is this beautifully positioned end of row mews property offering well-proportioned accommodation over two floors with three bedrooms and gardens extending to three sides.

Asking Price £215,000

297 Leigh Road

Leigh, WN7 1TF



- SITUATED IN A WELL ESTABLISHED LOCATION
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes:- On the ground floor: Entrance, lounge, dining/kitchen and cloakroom/WC. Whilst on the first floor there are three bedrooms with ensuite to the master bedroom and bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

14'8 (max) x 12'5 (max) (4.47m (max) x 3.78m (max))

TV point. Radiator.

KITCHEN/DINING ROOM

15'10 (max) x 9'2 (max) (4.83m (max) x 2.79m (max))

Fitted kitchen with wall and base units. Sink unit. Oven. Gas hob. Extractor. Plumbing for washing machine. Door to outside

CLOAKROOM/WC

Low level WC. Pedestal wash basin. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM,

12'5 (max) x 9'11 (max) (3.78m (max) x 3.02m (max))

Radiator.

ENSUITE

BEDROOM

9'3 (max) x 7'7 (max) (2.82m (max) x 2.31m (max))

Radiator.

BEDROOM

7'8 (max) x 6'3 (max) (2.34m (max) x 1.91m (max))

Radiator

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE:

GARDENS

The property is garden fronted and approached via an entrance pathway with spacious mainly laid to lawn gardens extending to three sides.

TENURE

Leasehold

COUNCIL TAX

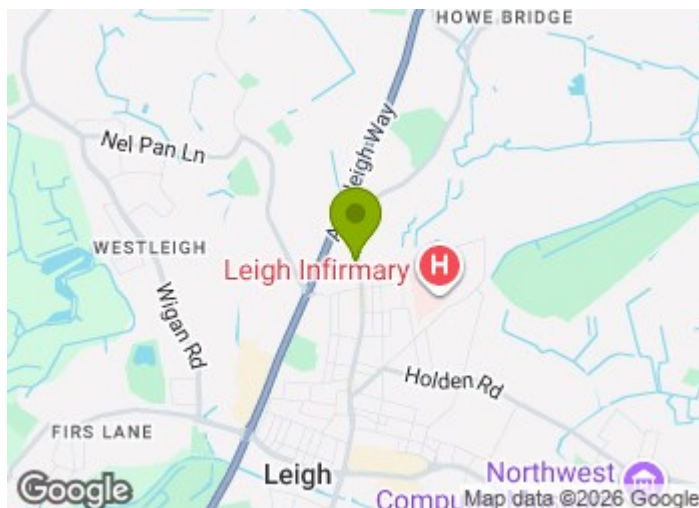
Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

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.



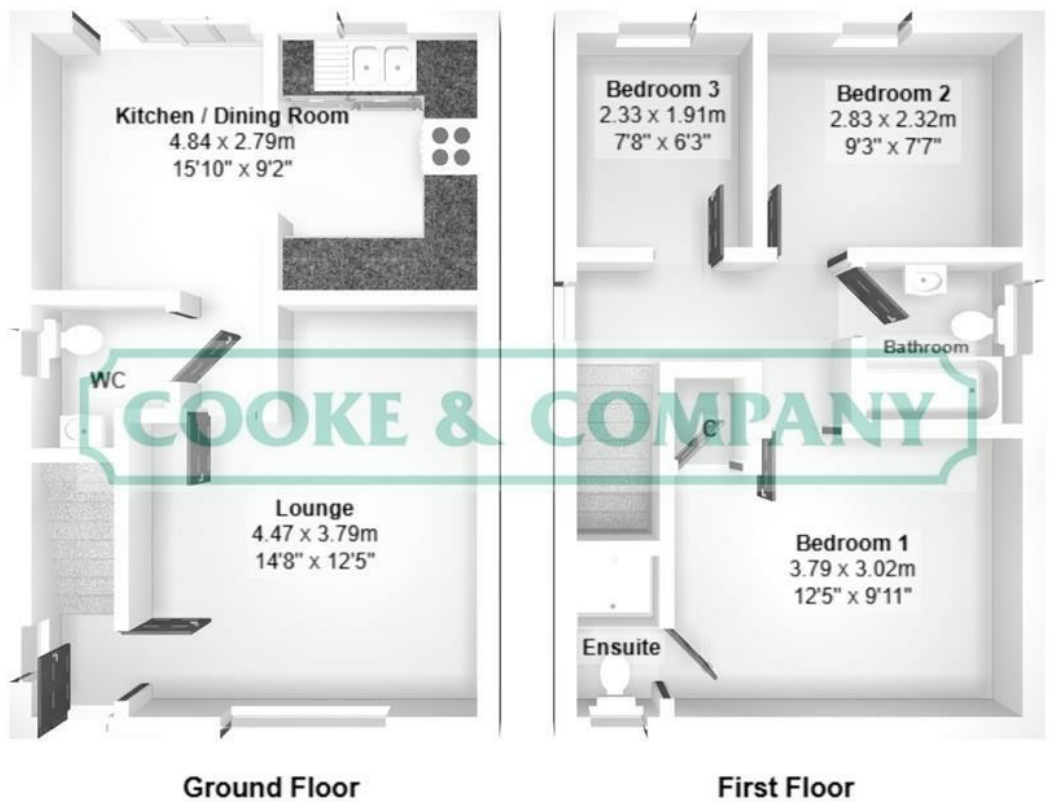
Directions

WN7 1TF



Floor Plan

297 Leigh Road



Total Area: 71.9 m² ... 774 ft²
All measurements are approximate and for display purposes only

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 firms 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC