

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Mill Lane, Leigh

Situated in the very popular location of Bedford and within a short walk to the Town Centre and access to public transport routes is this semi-detached family property with three bedrooms and ample off road parking

Asking Price £189,950

5 Mill Lane

Leigh, WN7 2BX



In further detail the property includes:- On the ground floor: lounge and kitchen/dining room. Whilst on the first floor there are three bedrooms and a family bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE

LOUNGE

14'5 (max) x 11'10 (max) (4.39m (max) x 3.61m (max))
Fire and Surround. Radiator. TV point. Wooden flooring

DINING KITCHEN

15'0 (max) x 10'10 (max) (4.57m (max) x 3.30m (max))
Fitted with base units and wall cupboards. Inset sink with mixer tap. Hob. Extractor hood.
Plumbing for washing machine. Door to outside

FIRST FLOOR:

LANDING

Loft access

BEDROOM

13'3 (max) x 8'5 (max) (4.04m (max) x 2.57m (max))
Radiator.

BEDROOM

12'2 (max) x 8'1 (max) (3.71m (max) x 2.46m (max))
Radiator.

BEDROOM

9'1 (max) x 6'2 (max) (2.77m (max) x 1.88m (max))
Radiator

BATHROOM

Panelled bath with overhead shower fitment.
Shower screen. Vanity built in wash hand basin with storage. Low level WC.

OUTSIDE:

The property is garden fronted with ample

off-road parking and to the rear is a large garden which is mainly laid to lawn which can be accessed via double gates.

TENURE

Freehold

COUNCIL AND TAX BAND

Wigan Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

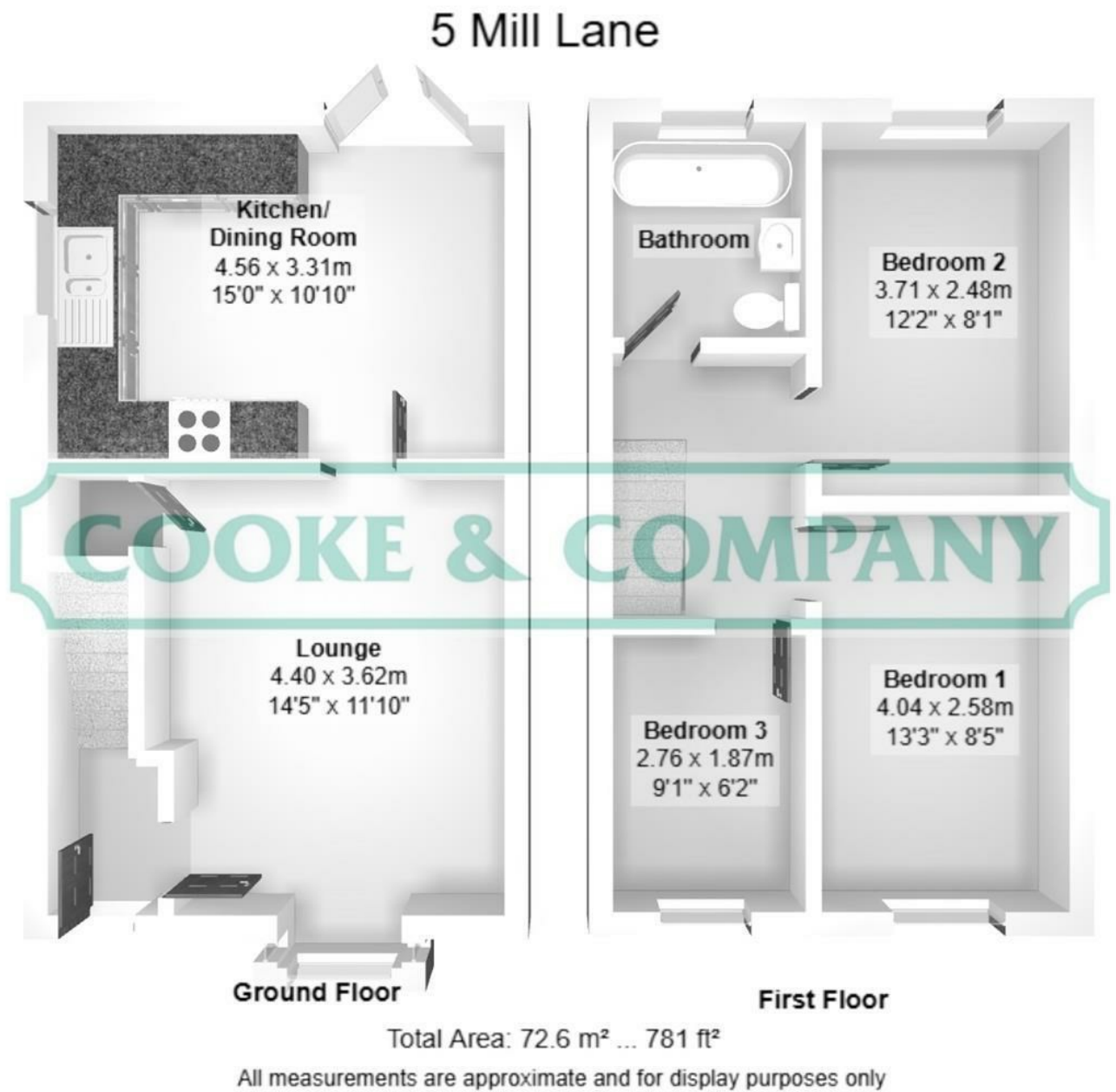
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 2BX



Floor Plan



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales		
EU Directive 2002/91/EC		