COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS










# St. Helens Road, Leigh

Situated in an established residential location
with good access to commuter routes is this beautifully presented,
modern two-bedroom garden fronted end of terrace property
offering spacious living accommodation over two floors
with an enclosed courtyard to the rear with off road parking.

**Asking Price £199,950**

# 288 St. Helens Road

## Leigh, WN7 3PD

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- VIEWING HIGHLY RECOMMENDED
- ESTABLISHED AND POPULAR LOCATION

In further detail the property includes: Entrance hall, lounge. Kitchen/dining room, reception room, WC and utility room. Whilst on the first floor the property has two bedrooms (ensuite to the master bedroom) and a family bathroom/WC. The property is heated with gas central heating and benefits from double glazing.

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE**
15'3 (max) x 14'1 (max) (4.65m (max) x 4.29m (max) )
Electric fire. Radiator. TV point

**KITCHEN/DINING ROOM**
17'11 (max) x 13'8 (max) (5.46m (max) x 4.17m (max) )
Modern kitchen fitted with wall and base units. Open plan staircase. Extractor.. Inset sink unit. Breakfast island.

**RECEPTION ROOM**
12'11 (max) x 10'1 (max) (3.94m (max) x 3.07m (max) )
Radiator. French doors to outside.

**WC**
Low level WC. Built in vanity wash basin with storage. Radiator

**UTILITY ROOM**

**FIRST FLOOR**

**LANDING**
Storage cupboards. Radiator. Loft access

**BEDROOM**
15'3 (max) x 12'8 (max) (4.65m (max) x 3.86m (max) )
Radiator. TV point

**ENSUITE**
Shower cubicle. Built in vanity wash basin with storage.

**BEDROOM**
10'8 (max) x 8'3 (max) (3.25m (max) x 2.51m (max) )
Radiator.

**BATHROOM**
9'8 (max) x 7'0 (max) (2.95m (max) x 2.13m (max) )
Walk in Shower cubicle. Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

**OUTSIDE:**

**PARKING**
Off road parking to the rear of the property.

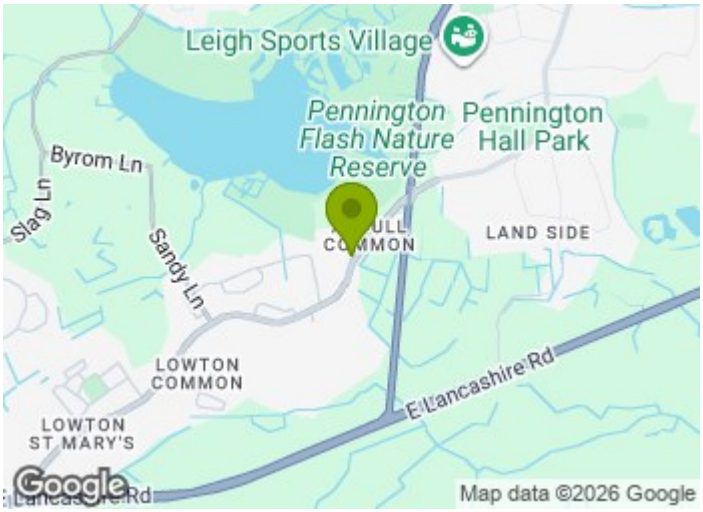
**GARDENS**
The property is garden fronted and approached via an entrance pathway. To the rear there is an enclosed courtyard style area

**TENURE**
Leasehold

**COUNCIL TAX**
Council Tax Band A

**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.

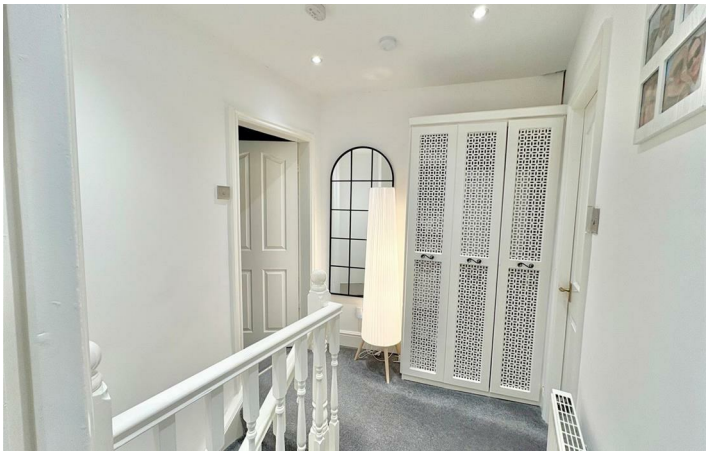



## Directions

WN7 3PD





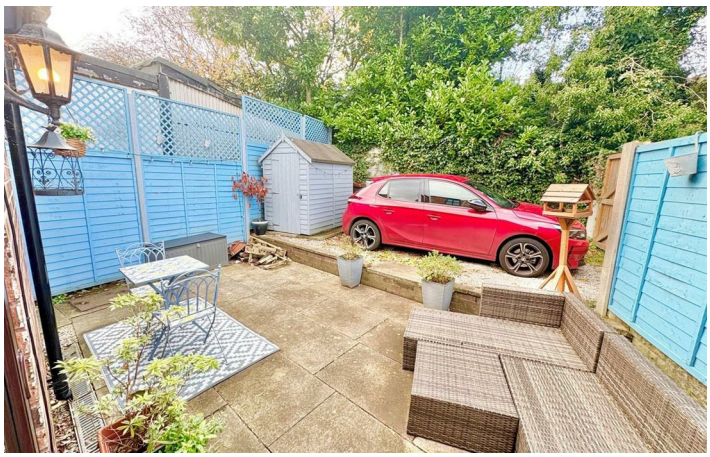




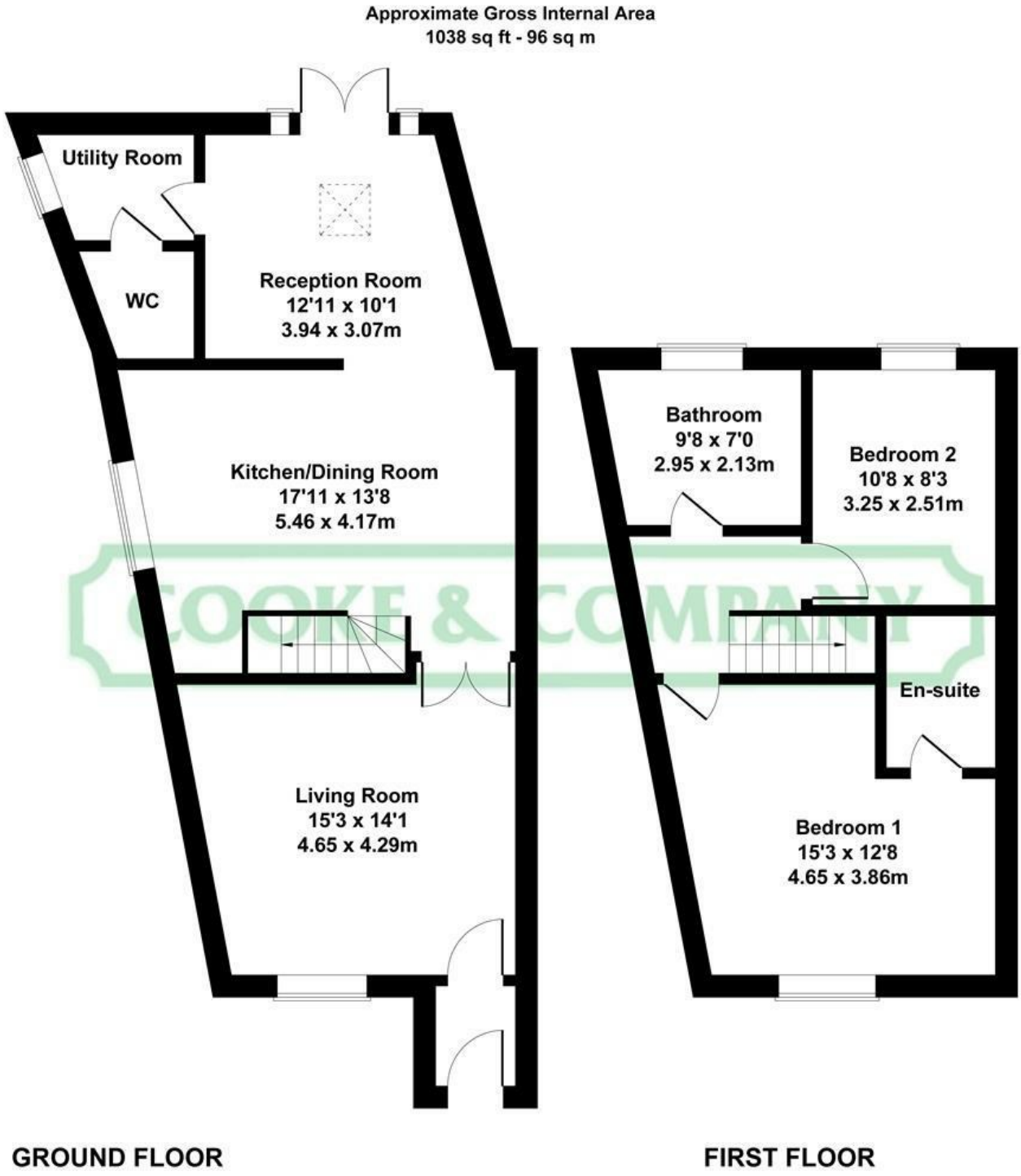




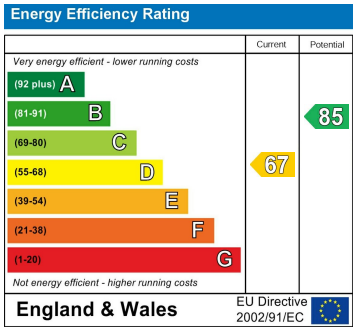




## Floor Plan




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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