COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Tunnicliffes New Row, Leigh

Tucked away in a quiet location is this attractive mid terrace two-bedroom property close to local schools and amenities making an ideal home for first time buyers or small families

Asking Price £179,950

15 Tunnicliffes New Row

Leigh, WN7 4TW

2 1 1 E

- NEW DAMP COURSE
- NEW BOILER
- NEW SHOWER ROOM
- GATED REAR CAR PORT
- NEW WIRING - ELECTRICS
- NEW RADIATORS THROUGHOUT
- DOUBLE GLAZED THROUGHOUT
- NEW FUSE BOX
- NEW KITCHEN - FULL APPLIANCES
- LOFT INSULATION

In further detail the property includes:- On the ground floor: Entrance vestibule, lounge and dining kitchen. Whilst on the first floor there are two bedrooms and a family shower room/WC. The property is heated by gas central heating, including a new boiler and new radiators throughout. In addition, the property benefits from double glazing.

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE
15'7" x 14'0" (4.75m x 4.27m)
Brick feature fireplace. Radiator.

DINING/KITCHEN
15'7" x 8'3" (4.75m x 2.54m)
NEW fitted kitchen with appliances including wall units and base cupboards. Inset sink with mixer tap. Built in oven. Built in microwave. Hob and extractor hood. Breakfast Island/seating area. Humidity controlled automatic air vents.

Back door leading to rear porch.

FIRST FLOOR:

LANDING
Loft access. Loft fully insulated.

BEDROOM
13'8" x 11'6" (4.19m x 3.53m)
Large walk in wardrobe. Radiator.

BEDROOM
12'0" x 7'6" (3.66m x 2.29m)
Radiator.

SHOWER ROOM
7'6" x 6'7" (2.31m x 2.01m)
NEW Shower Room with shower cubicle. Built in vanity wash hand basin. Low level WC. Radiator. Plumbing for washing machine. Humidity controlled automatic air vents

OUTSIDE:

GARDENS
To the front of the property is an attractive, generously sized and low-maintenance garden, offering a pleasant outdoor space to enjoy. The garden features a raised paved patio area, complimented by decorative stone and mature established trees creating a charming setting with plenty of character. An ideal space for outdoor relaxation and entertaining, whilst offering the benefit of minimal upkeep.

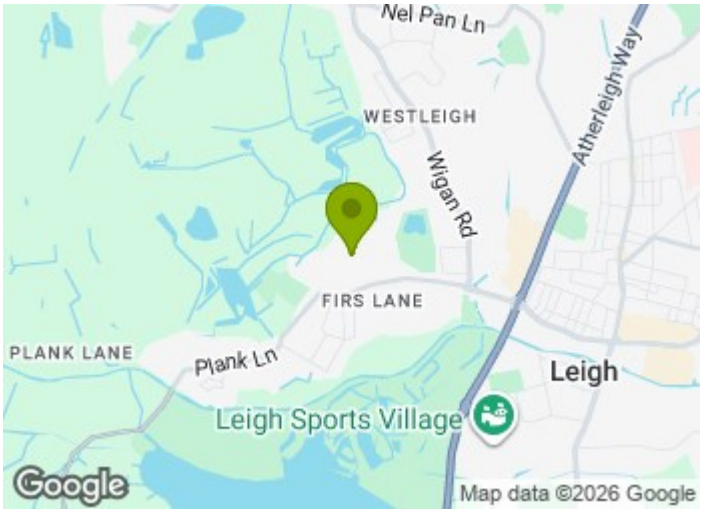
To the rear of the property is a gated car port, outbuilding and shed.

TENURE
Freehold

COUNCIL TAX AND BAND
Wigan 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 4TW









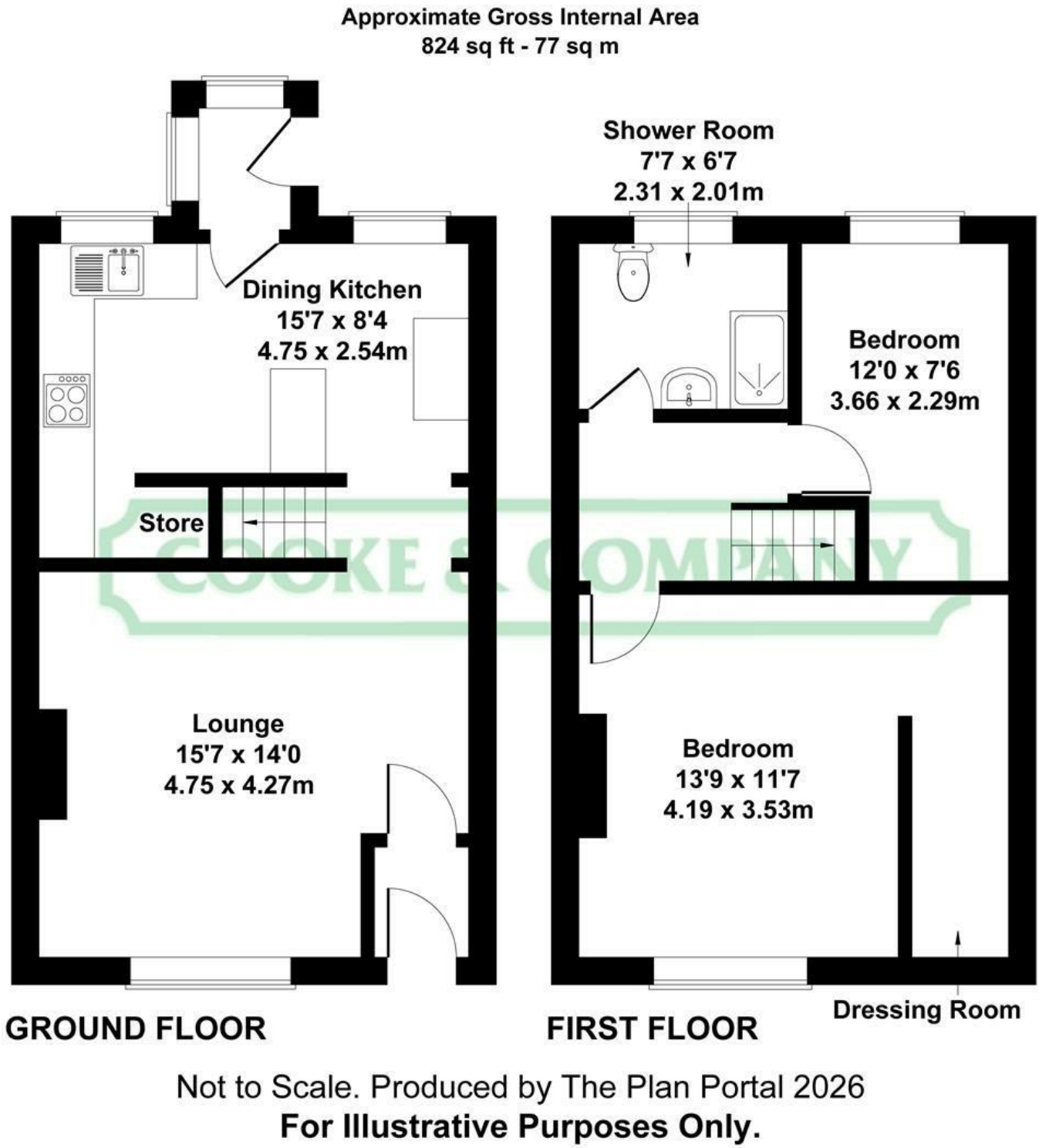




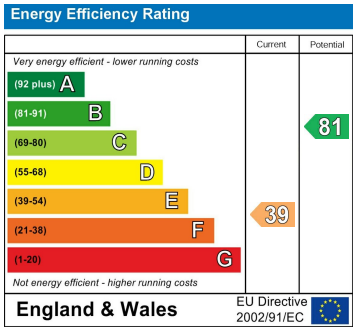



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Floor Plan



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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