COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Eva Street, Leigh

Situated in a well-established location is this three-bedroom semi-detached family home offering well presented accommodation throughout with off road parking to the front and a good-sized rear garden

Asking Price £159,950

29 Eva Street

Leigh, WN7 5EZ

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- VIEWING HIGHLY RECOMMENDED
- IDEAL HOME FOR A FIRST TIME BUYER

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

GROUND FLOOR:

ENTRANCE HALL

LOUNGE
14'0 (max) x 12'3 (max) (4.27m (max) x 3.73m (max))
Radiator. TV point

DINING KITCHEN
15'5 (max) x 9'6 (max) (4.70m (max) x 2.90m (max))
Fitted with base units and wall cupboards. Inset Sink unit. Oven, Hob and extractor hood. Plumbing for washing machine. Radiator Door to outside.

FIRST FLOOR:

LANDING

BEDROOM
12'9 (max) x 8'9 (max) (3.89m (max) x 2.67m (max))
Radiator.

BEDROOM
11'0 (max) x 6'9 (max) (3.35m (max) x 2.06m (max))
Radiator.

BEDROOM
8'4 (max) x 7'8 (max) (2.54m (max) x 2.34m (max))
Radiator.

BATHROOM
8'8 (max) x 6'2 (max) (2.64m (max) x 1.88m (max))
Panelled bath with overhead shower fitment. Low level WC. Pedestal hand wash basin

OUTSIDE:

GARDENS
The property is garden fronted and approached via an entrance driveway offering off road parking. To the rear is a large enclosed garden with a paved patio area leading to a mainly laid to lawn garden.

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 5EZ



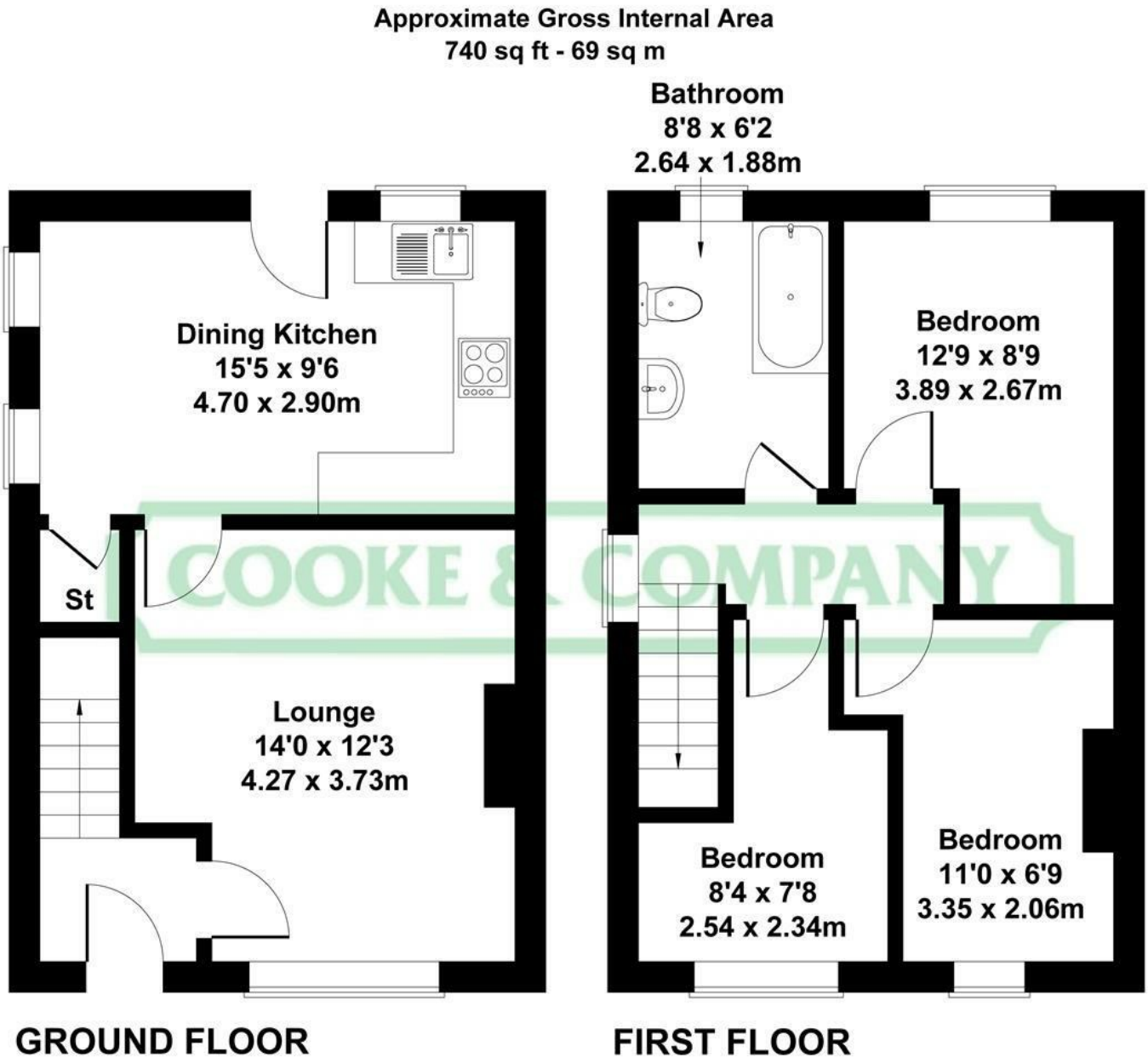




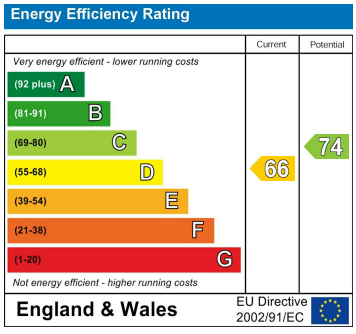




Floor Plan



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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