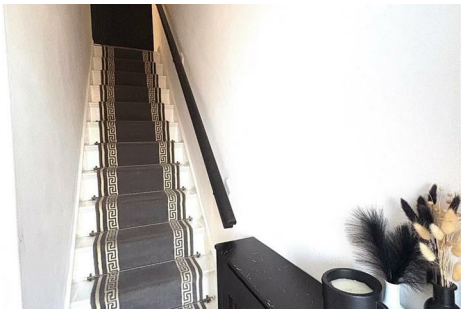
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Maple Crescent, Leigh

Situated in an established residential location and within
a short walk to local schools and access to public transport routes
is this very attractive and beautifully presented mid terraced property
with three bedrooms offering excellent family accommodation throughout
with off road parking to the front and private garden to the rear
with Summerhouse/Work Pod

Asking Price £185,000

116 Maple Crescent

Leigh, WN7 5SX

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- SITUATED IN A WELL ESTABLISHED LOCATION
- MODERN AND ATTRACTIVELY PRESENTED
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE
14'6 (max) x 13'4 (max) (4.42m (max) x 4.06m (max))
Wall mounted TV Point. Wooden floor. Radiator.

DINING KITCHEN
16'4 (max) x 10'8 (max) (4.98m (max) x 3.25m (max))
Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Island unit with seating arrangement. Oven, hob and extractor hood. Plumbing for washing machine. Under stairs store cupboard. Double doors to rear.

FIRST FLOOR

LANDING

BEDROOM
13'6 (max) x 7'0 (max) (4.11m (max) x 2.13m (max))
Radiator.

BEDROOM
10'0 (max) x 11'6 (max) (3.05m (max) x 3.51m (max))
Radiator

BEDROOM
13'6 (max) x 7'0 (max) (4.11m (max) x 2.13m (max))
Radiator.

BATHROOM
Panelled bath with shower fitment over bath and shower screen. Vanity wash hand basin and Low level WC. Heated towel rail. Part tiled walls.

OUTSIDE:
The front garden has been converted to provide off road parking and to the rear there is a lovely patio garden with a block paved patio area and detached Summerhouse/Work Pod.

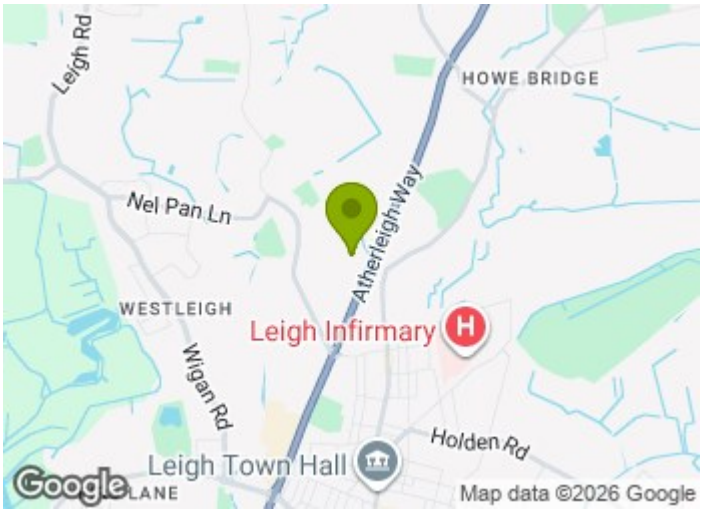
TENURE
Freehold

COUNCIL AND TAX 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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

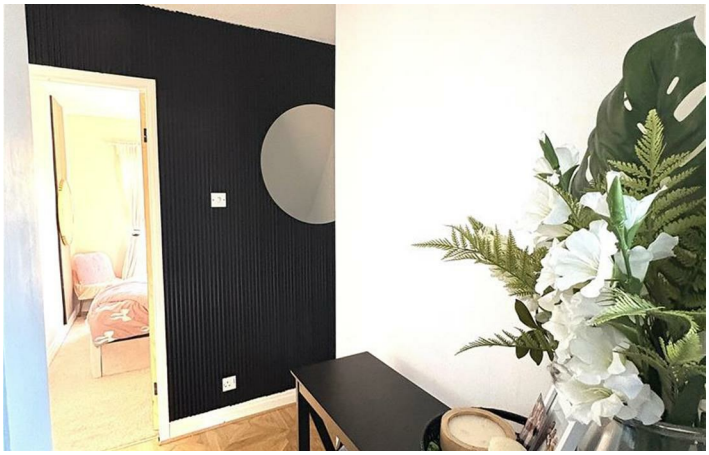


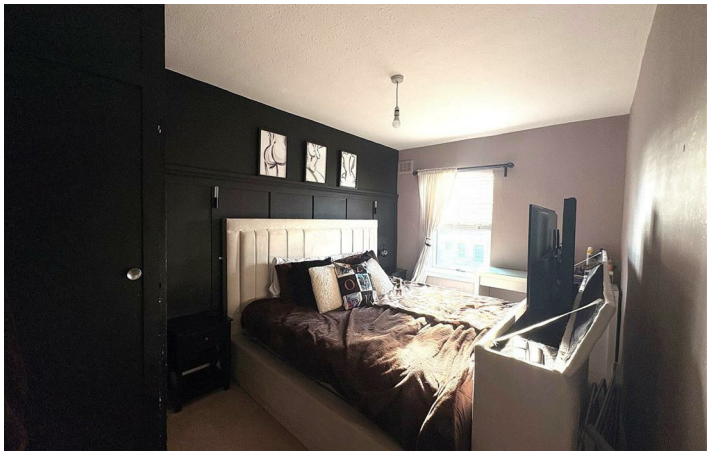
Directions

WN7 5SX











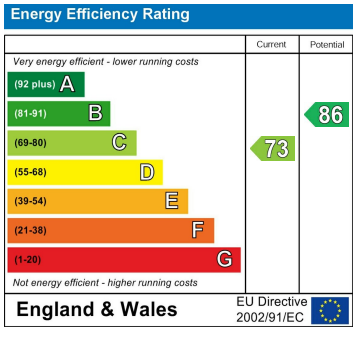






Floor Plan

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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