

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Laxey Crescent, Leigh

Situated in an established residential area with good access to public transport routes and local schools is this two bedroom semi-detached family home offering well proportioned living accommodation throughout with off road parking to the front and good sized private rear garden

**Asking Price £149,950**

# 25 Laxey Crescent

Leigh, WN7 5HE



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

### LOUNGE

14'2 (max) x 12'3 (max) (4.27m'0.61m (max) x 3.66m'0.91m (max))

TV point. Radiator

### DINING/KITCHEN

15'5 (max) x 9'4 (max) (4.57m'1.52m (max) x 2.74m'1.22m (max) )

Fully fitted with wall cupboards and base units. Work surfaces. Sink with mixer tap. Built in oven. Gas hob. Integrated fridge/freezer Plumbing for washing machine. Patio doors to rear garden.

## FIRST FLOOR:

### LANDING

### BEDROOM

12'3 (max) x 11'2(max) (3.66m'0.91m (max) x 3.35m'0.61m(max) )

Radiator.

### BEDROOM

9'9 (max) x 9'5 (max) (2.74m'2.74m (max) x 2.74m'1.52m (max))

Radiator.

### BATHROOM

8'8 (max) x 6'3 (max). ( 2.44m'2.44m (max) x 1.83m'0.91m (max). )

Low level WC. Bath. Shower cubicle. Vanity built in wash basin with storage. Fully tiled.

## SECOND FLOOR

### LOFT ROOM

15'4 (max) x 12'2 (max) (4.57m'1.22m (max) x 3.66m'0.61m (max) )

### OUTSIDE:

### PARKING

The front garden has been full paved to provide off road parking. There is also secure parking to the rear of the property.

### GARDENS

To the rear, good sized garden with parking

### COUNCIL TAX

Council Tax Band A

### TENURE

Leasehold

### 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.



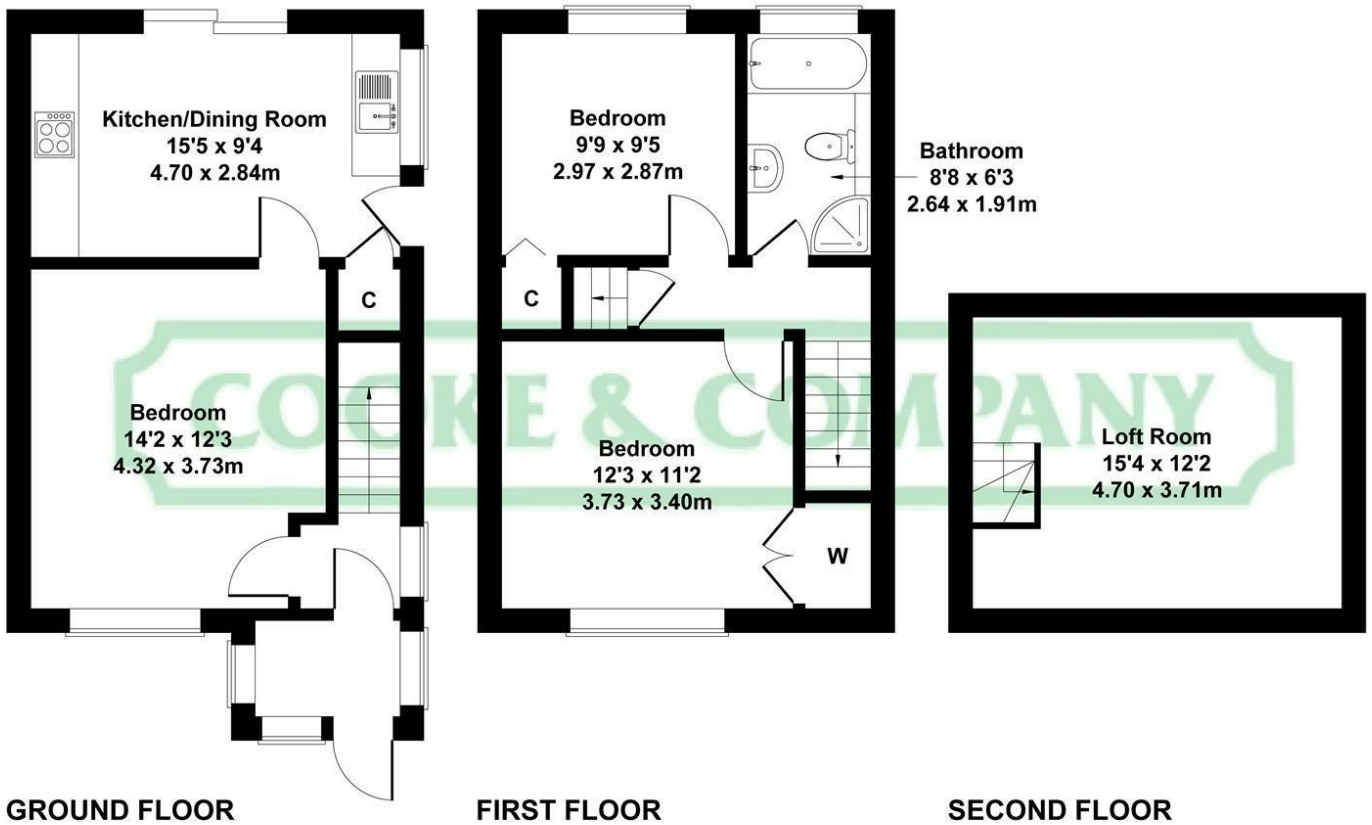
## Directions

WN7 5HE



# Floor Plan

Approximate Gross Internal Area  
958 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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 firm's 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
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	