

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hanover Street, Leigh

Situated in a very popular and highly regarded location and within a short walk to Lilford Park and commuter routes via The Guided Busway is this three bedroom family property offering well proportioned and presented living accommodation throughout with gardens to the front and rear and off street parking

**Asking Price £249,995**

# 62 Hanover Street

Leigh, WN7 1HG



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE/HALLWAY

Radiator. Under stairs store cupboard. Wooden flooring.

### LOUNGE/DINING AREA

21'3 (max) x 11'6 (max) (6.40m'0.91m (max) x 3.35m'1.83m (max) )

Attractive fire surround and gas fire. TV point. Radiators. Patio doors to rear garden.

### KITCHEN

8'9 (max) x 8'7 (max) (2.44m'2.74m (max) x 2.44m'2.13m (max) )

Fitted with base units and wall cupboards. Built in oven, gas hob. Sink unit with mixer tap. Plumbing for washing machine. Tiled flooring.

## FIRST FLOOR:

### LANDING:

### BEDROOM

12'0 (max) x 11'6 (max) x 11'0 (max) (3.66m'0.00m (max) x 3.35m'1.83m (max) x 3.35m'0.00)

Radiator. Fitted wardrobes.

### BEDROOM

10'0 (max) x 9'11 (max) (3.05m'0.00m (max) x 2.74m'3.35m (max) )

Radiator.

### BEDROOM

9'1 (max) x 7'3 (max) (2.74m'0.30m (max) x 2.13m'0.91m (max) )

Radiator.

### BATHROOM

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls and floor.

## OUTSIDE:

### PARKING

The property is approached by a driveway offering off street parking.

### GARDENS

The front garden is mainly laid to lawn. To the rear is a large mainly laid to lawn garden with a paved patio area.

### TENURE

Leasehold

### COUNCIL TAX

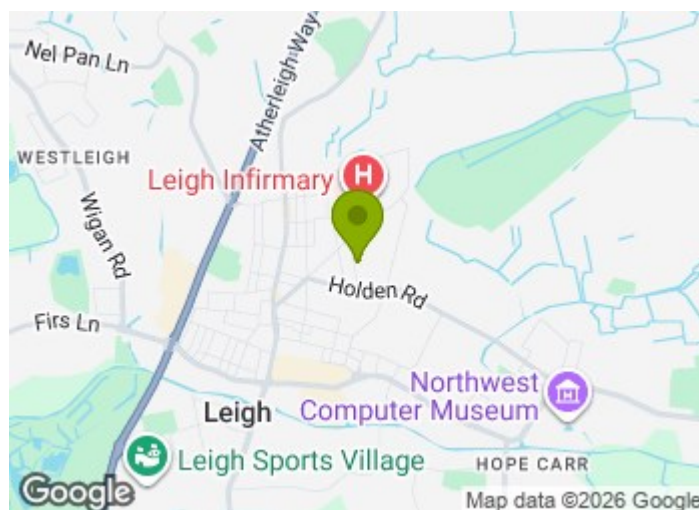
Council Tax Band C

## 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.



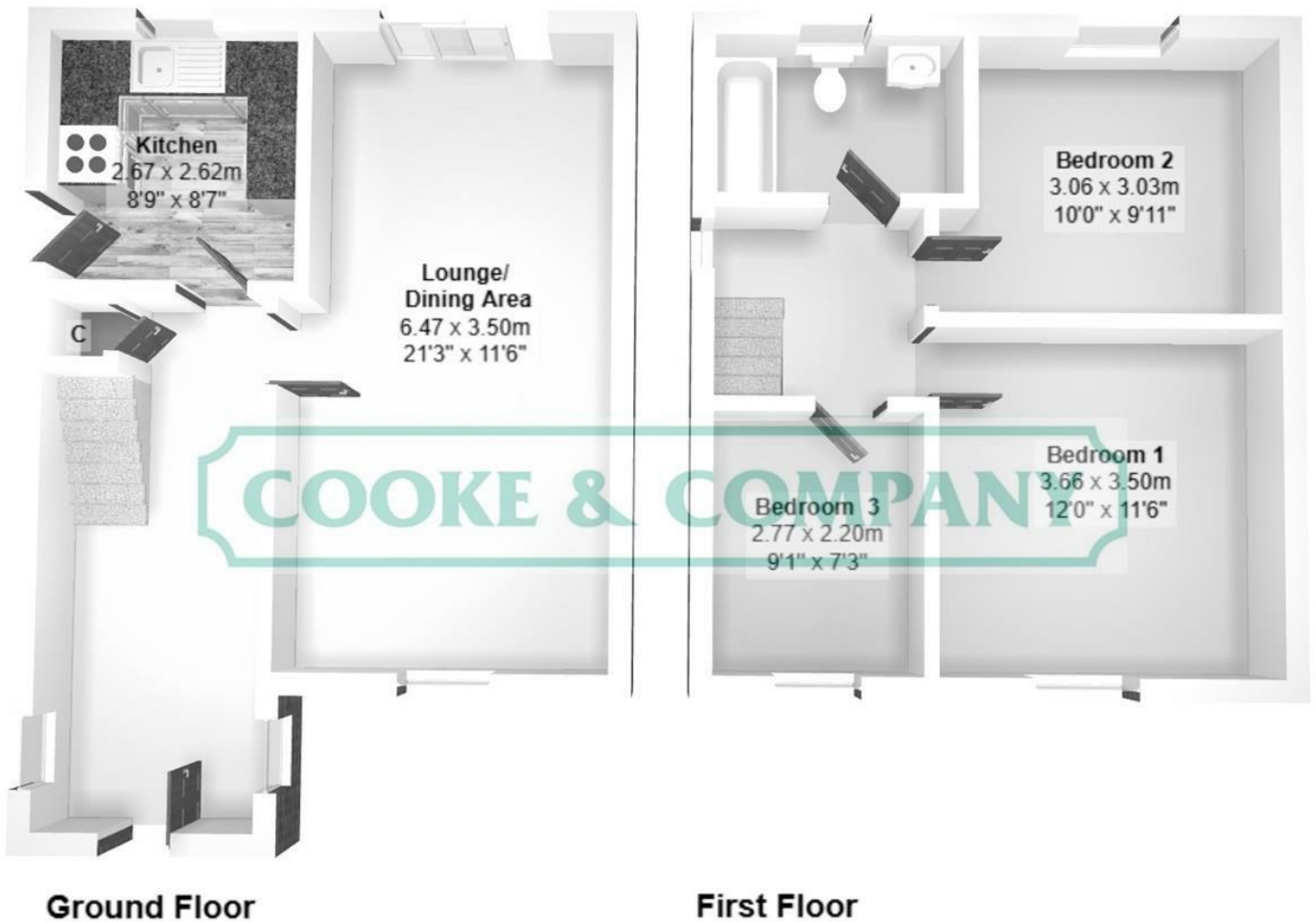
## Directions

WN7 1HG



## Floor Plan

### 62 Hanover Street Leigh



Total Area: 84.5 m<sup>2</sup> ... 910 ft<sup>2</sup>  
 All measurements are approximate and for display 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
 Tel: 01942 603000 Email: [info@cookeandcompany.co.uk](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	