

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Crown Grove, Leigh

Situated in a well-established residential location and in a cul de sac position with good access to the town is this garden fronted three-bedroom semi-detached house with a large garden to the rear

OPEN ASPECT TO THE FRONT

Asking Price £155,000

33 Crown Grove

Leigh, WN7 2UG



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

12'9 (max) x 12'6 (max). (3.66m'2.74m (max) x 3.66m'1.83m (max).)
Radiator. TV point.

DINING ROOM

9'5 (max) x 9'3 (max). (2.74m'1.52m (max) x 2.74m'0.91m (max).)
Radiator.

KITCHEN

9'3 (max) x 7'4 (max). (2.74m'0.91m (max) x 2.13m'1.22m (max).)
Fitted with wall and base units. Sink unit.
Plumbing for washing machine. Door to rear

FIRST FLOOR:

BEDROOM

11'6 (max) x 8'6 (max) (3.35m'1.83m (max) x 2.44m'1.83m (max))
Radiator.

BEDROOM

11'7 (max) x 9'9 (max) (3.35m'2.13m (max) x 2.74m'2.74m (max))
Radiator.

BEDROOM

8'9 (max) x 8'3 (max) (2.44m'2.74m (max) x 2.44m'0.91m (max))
Radiator

FAMILY BATHROOM

Panelled bath. Vanity wash hand basin with storage. Low level WC. Fully tiled.

OUTSIDE:

The property is approached by a driveway offering off street parking. To the rear is a large mainly laid to lawn garden with established plants, trees and shrubs.

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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.



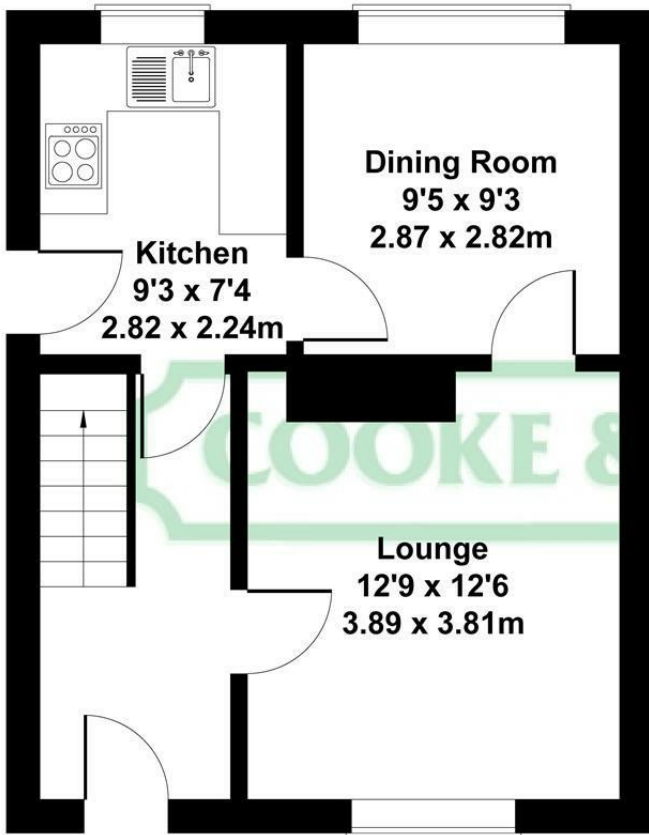
Directions

WN7 2UG

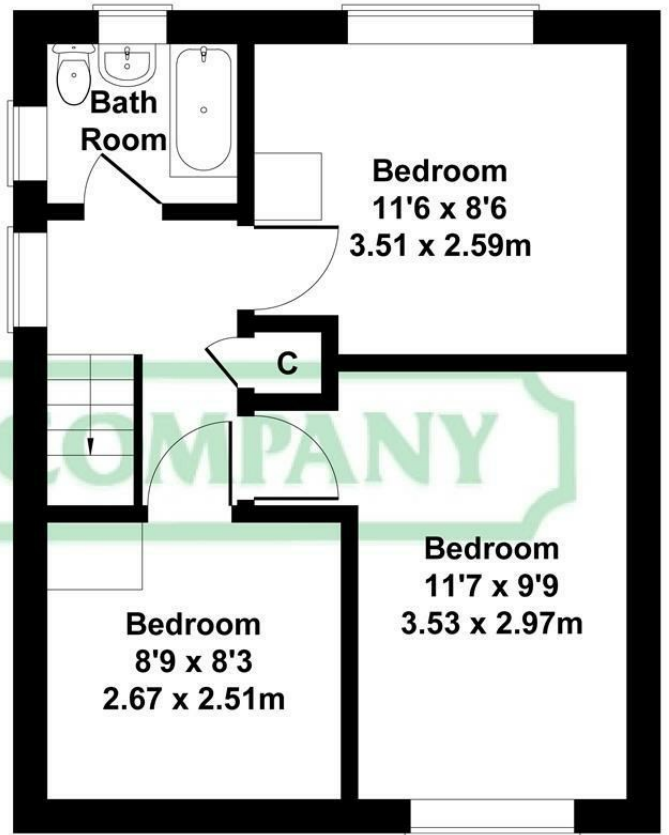


Floor Plan

Approximate Gross Internal Area
776 sq ft - 72 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	