COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Laxey Crescent, Leigh

Situated in a well-established residential
area with good access to public transport routes
is this semi-detached property offering well-proportioned living
accommodation over two floors with three bedrooms,
a large driveway to the front and enclosed garden to the rear

Offers In The Region Of £209,950

123 Laxey Crescent

Leigh, WN7 5HE

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE
14'7 (max) x 12'2 (max) (4.45m (max) x 3.71m (max))
Radiator. TV point.

DINING KITCHEN
15'6 (max) x 8'9 (max) (4.72m (max) x 2.67m (max))
Fitted with wall and base units. Sink unit with mixer tap. Hob. Extractor. Plumbing for washing machine. Door to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM
15’1 (max) x 9’0 (max) (4.57m’0.30m (max) x 2.74m’0.00m (max))
TV point. Radiator.

BEDROOM
9'3 (max) x 9'1 (max) (2.82m (max) x 2.77m (max))
TV point. Radiator.

BEDROOM
6'7 (max) x 6'2 (max) (2.01m (max) x 1.88m (max))
TV point, Radiator

BATHROOM
6'0 (max) x 5'8 (max) (1.83m (max) x 1.73m (max))
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail.

OUTSIDE:

GARDENS
The property is approached via a large entrance driveway providing ample space for off road parking. To the rear is an enclosed garden which is mainly lawn to lawn with a paved patio area.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band A

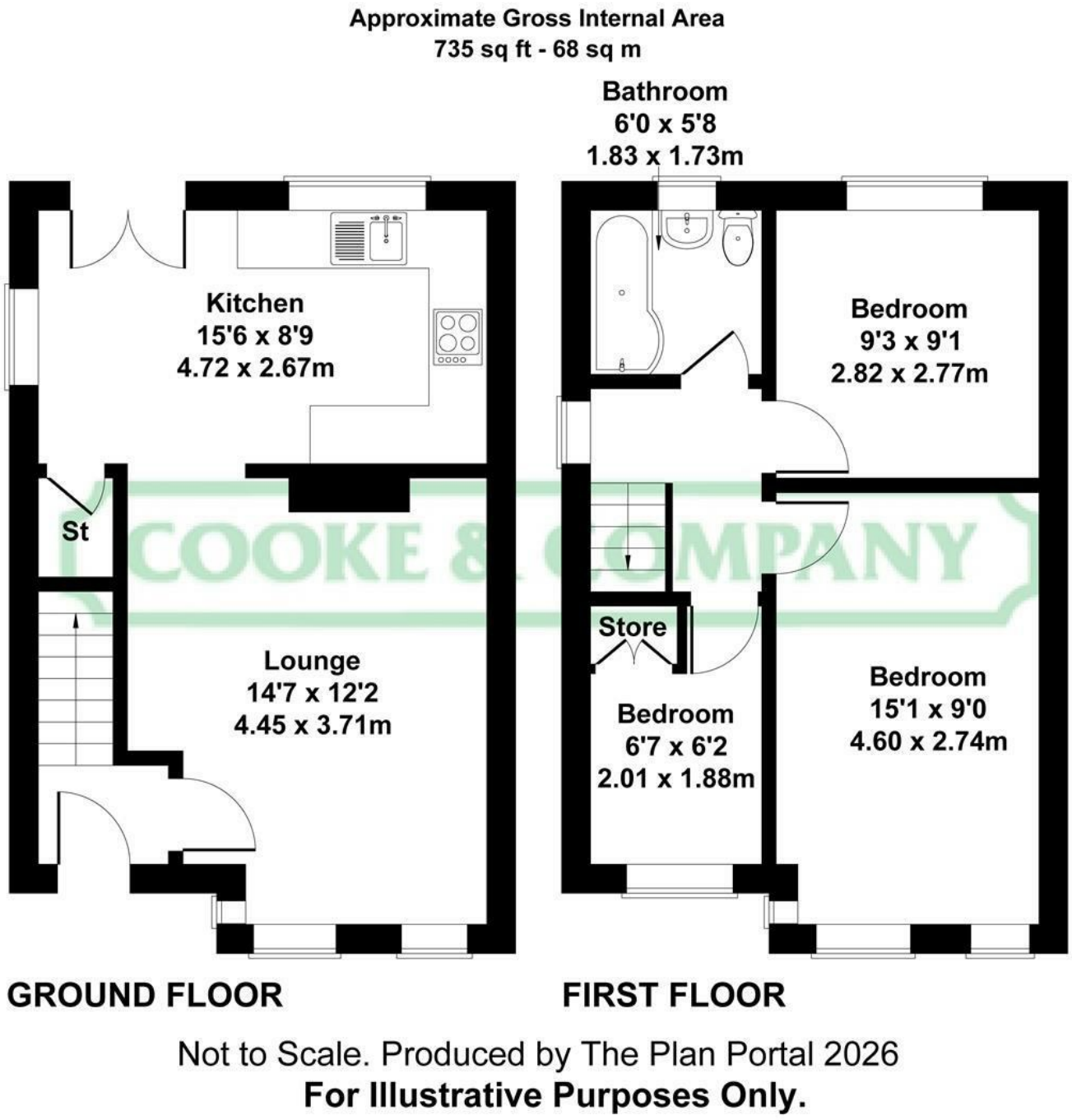
VIEWING
By appointment with the agents as overleaf.

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.

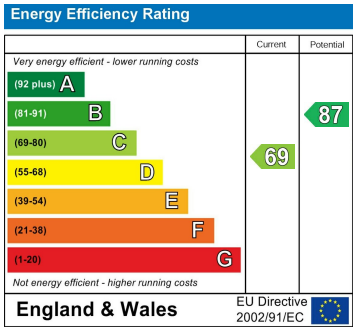
Directions

WN7 5HE

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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