COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Telford Crescent, Leigh

Situated in a popular residential area is this semi detached dormer style property offering well proportioned family accommodation with three bedrooms, gardens to the front and rear and a paved driveway offering ample off street parking leading to a detached garage

Asking Price £180,000

89 Telford Crescent

Leigh, WN7 5LZ

3 1 1 D

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL.

LOUNGE

15’11 (max) x 14’8 (max). (4.57m’3.35m (max) x 4.27m’2.44m (max).)
TV point. Fire surround. Electric fire.

KITCHEN/DINING ROOM

14’8 (max) x 8’0 (max) (4.27m’2.44m (max) x 2.44m’0.00m (max))
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Door to rear of property.

FIRST FLOOR

BEDROOM

13’11 (max) x 8’6 (max) (3.96m’3.35m (max) x 2.44m’1.83m (max))
Fitted wardrobes and units

BEDROOM

10’3 (max) x 8’6 (max). (3.05m’0.91m (max) x 2.44m’1.83m (max).)

BEDROOM

6’8 (max) x 5’10 (max). (1.83m’2.44m (max) x 1.52m’3.05m (max).)

BATHROOM

Low level WC. Wash basin. Panelled bath.

OUTSIDE

PARKING

The property offers a paved driveway offering ample off street parking leading to a detached garage.

GARDENS

The property has a garden to the front. To the rear is a good sized garden mainly laid to lawn with established plants and trees with a small paved patio area.

TENURE

Leasehold

VIEWING

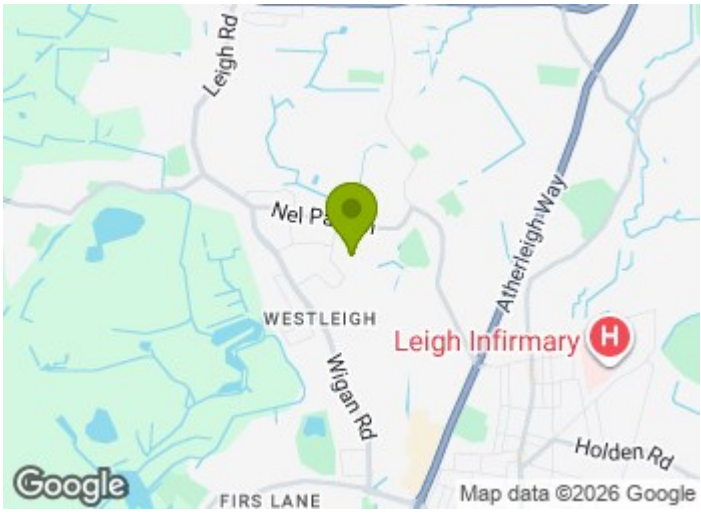
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

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.

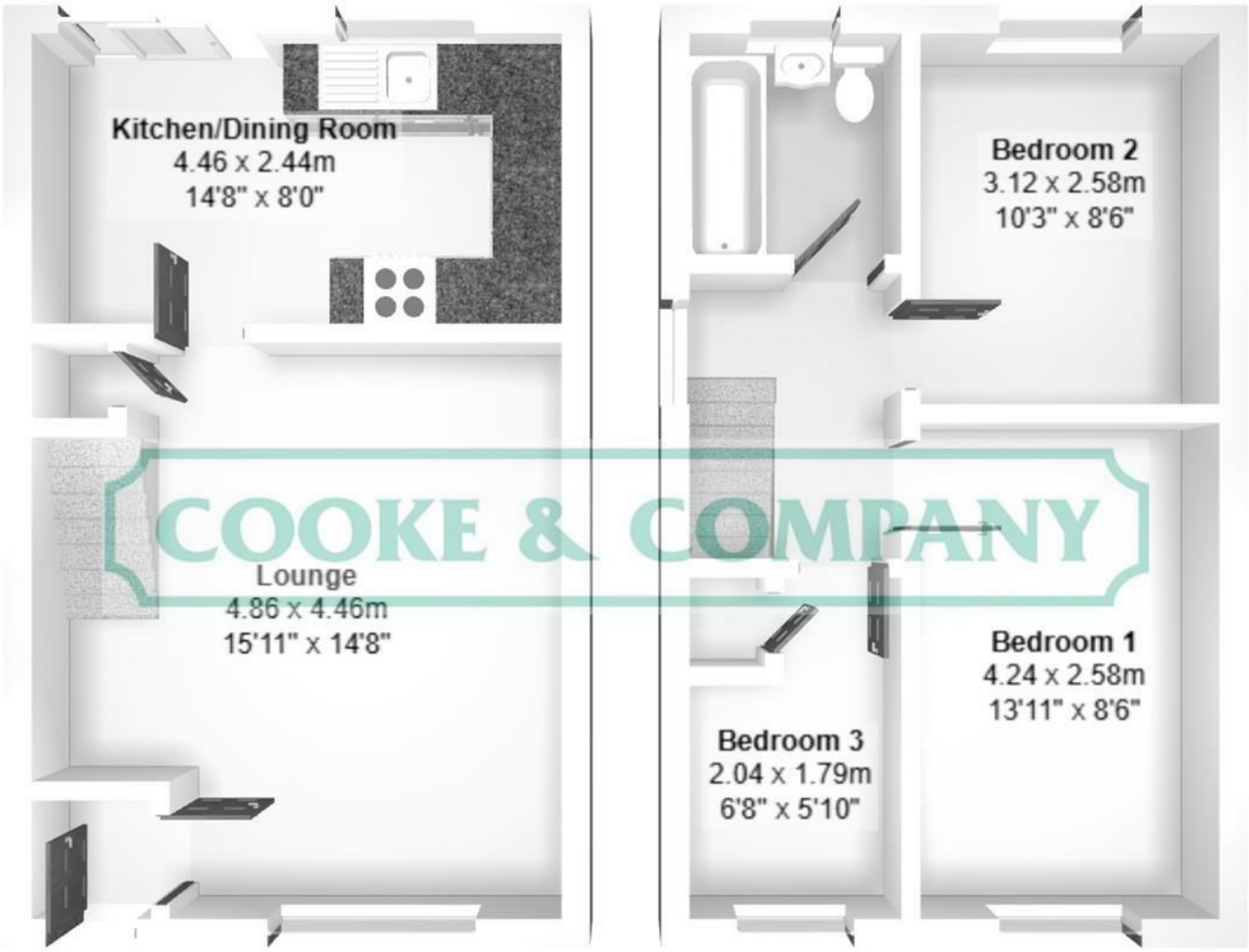


Directions

WN7 5LZ

Floor Plan

89 Telford Crescent, Leigh

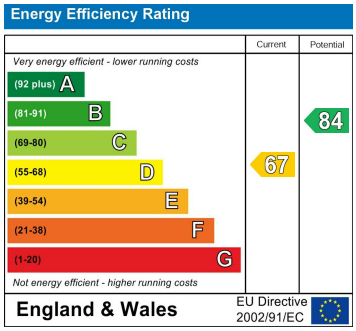


Ground Floor **First Floor**

Total Area: 66.6 m² ... 717 ft²

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 firms 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