COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Leigh

Asking Price £89,950

2 1 2 F

Situated in a popular residential location within close proximity of Leigh Town Centre is this two bedroom garden fronted terraced property with accommodation over two floors and a low maintenance garden to the rear.







In further detail the property comprises

GROUND FLOOR

ENTRANCE HALL

LOUNGE 12'1" (max) x 11'3" (max) (3.70 (max) x 3.44 (max))
Wall mounted fireplace. Tv Point.

DINING ROOM 12'6" (max) x 12'1" (max) (3.82 (max) x 3.70 (max))
Door to rear garden.

KITCHEN 9'10" (max) x 5'11" (max) (3.02 (max) x 1.82 (max))
Fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Extractor hood.

FIRST FLOOR

BEDROOM 15'0" (max) x 11'3" (max) (4.58 (max) x 3.45 (max))

BEDROOM 12'5" (max) x 9'1" (max) (3.80 (max) x 2.79 (max))

BATHROOM
Three piece suite comprising of low level w.c., hand wash basin and shower.

OUTSIDE
The front of the property is garden fronted whilst to the rear is a low maintenance garden with established trees and shrubs.

TENURE
Leasehold

COUNCIL TAX
Wigan Council Tax Band A

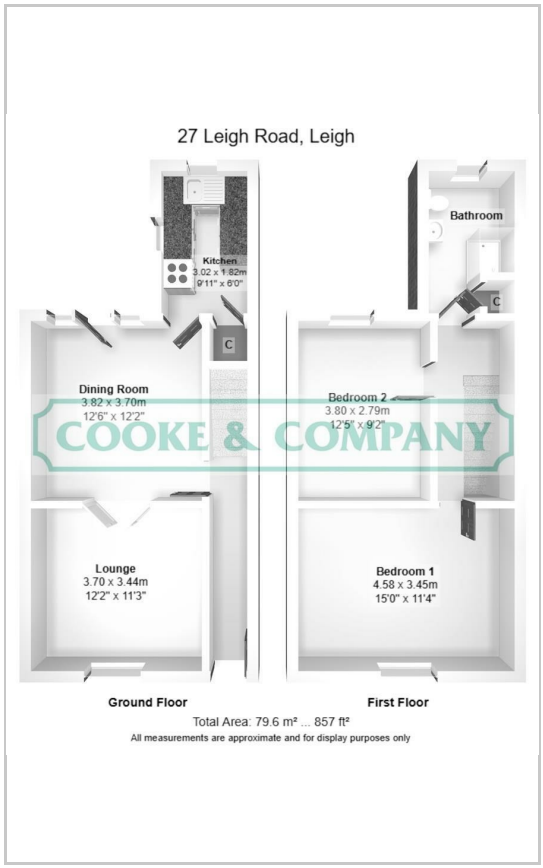
VIEWINGS
By appointment with the agents as overleaf.

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.

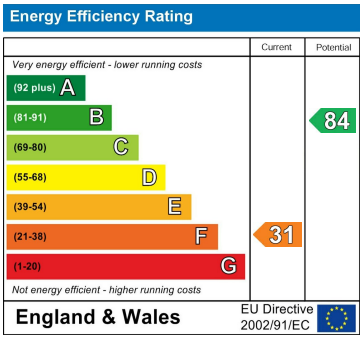
Area Map



Floor Plans



Energy Efficiency Graph



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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