COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Warrington Road, Leigh

Situated in a well-established
residential location with good access to the
town is this two bedroom terraced house
to include parking to the rear
of the property and a large paved garden with raised flower beds

Asking Price £120,000

37 Warrington Road

Leigh, WN7 3BG

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- LARGE GARDEN TO REAR
- OFF ROAD PARKING
- NO CHAIN

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE
12'9 (max) x 11'7 (max). (3.66m'2.74m (max) x 3.35m'2.13m (max).)
Electric fire. TV Point.

DINING ROOM
13'3 (max) x 12'7 (max) (3.96m'0.91m (max) x 3.66m'2.13m (max))
Electric fire.

KITCHEN
11'11 (max) x 7'5 (max (3.35m'3.35m (max) x 2.13m'1.52m (max)
Fully fitted with wall and base cupboards. Sink unit with mixer taps.

LEAN TO
9'5 (max) x 7'8 (max) (2.74m'1.52m (max) x 2.13m'2.44m (max))
Fitted units with work surfaces. Plumbing for washing machine.

FIRST FLOOR:

LANDING

BEDROOM
15'9 (max) x 11'2 (max). (4.57m'2.74m (max) x 3.35m'0.61m (max).)

BEDROOM
13'2 (max) x 10'6 (max). (3.96m'0.61m (max) x 3.05m'1.83m (max).)

BATHROOM
11'2 (max) x 7'6 (max) (3.35m'0.61m (max) x 2.13m'1.83m (max))
Bath with overhead shower, Wash basin. WC. Heated towel rail.

OUTSIDE

PARKING
The property has parking to the rear for one vehicle.

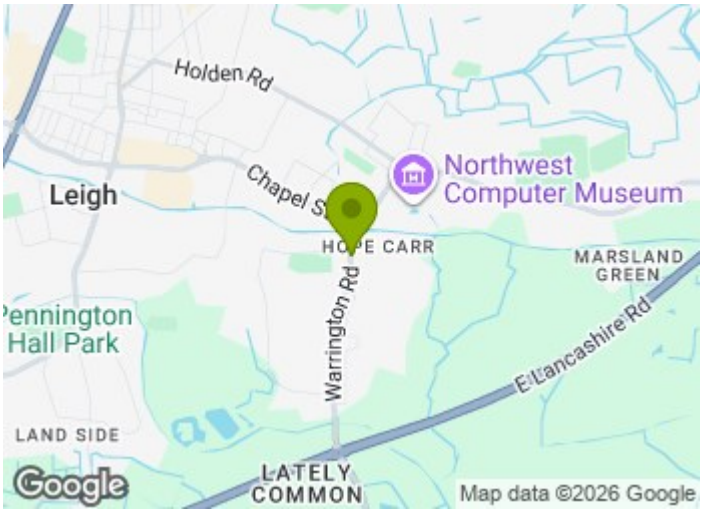
GARDEN
The garden is fully paved with raised flower beds.

TENURE
Leasehold

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 3BG



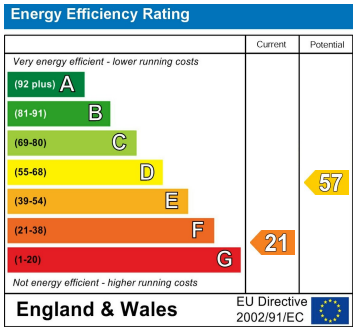







Floor Plan

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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