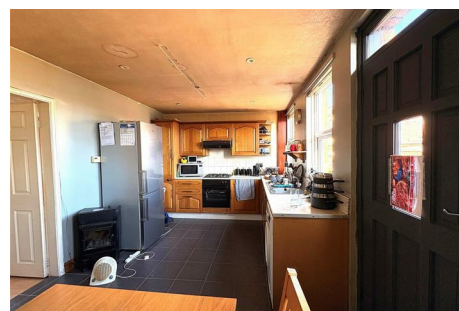


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Dakins Road, Leigh

Situated in an established residential location with good access to local schools is this garden fronted mid terraced property with two bedrooms and private garden to the rear

PROPERTY TO BE SOLD WITH TENANT IN SITU

**Asking Price £154,950**

# 5 Dakins Road

Leigh, WN7 3AQ



- FREEHOLD PROPERTY

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

12'4 (max) x 13'9 (max) (3.66m'1.22m (max) x 3.96m'2.74m (max) )  
Gas Fire. TV Point. Radiator.

### DINING KITCHEN

15'6 (max) x 9'6 (max) (4.57m'1.83m (max) x 2.74m'1.83m (max))  
Fitted with base units and wall cupboards. Inset sink with mixer tap. Oven Hob with extractor hood. Plumbing for washing machine. Door to rear.

## FIRST FLOOR:

### LANDING

### BEDROOM

15'5 (max) x 11'2 (max) (4.57m'1.52m (max) x 3.35m'0.61m (max))  
15'5 (max) x 11'2 (max) Radiator.

### BEDROOM

12'5 (max) x 7'8 (max) (3.66m'1.52m (max) x 2.13m'2.44m (max) )  
Radiator.

### BATHROOM

Panelled bath with shower fitment over bath. Wash hand basin. Low level WC. Radiator.

### OUTSIDE

The property is garden fronted and is approached by a paved pathway. There is an enclosed garden to the rear.

### TENURE

Freehold

### COUNCIL TAX

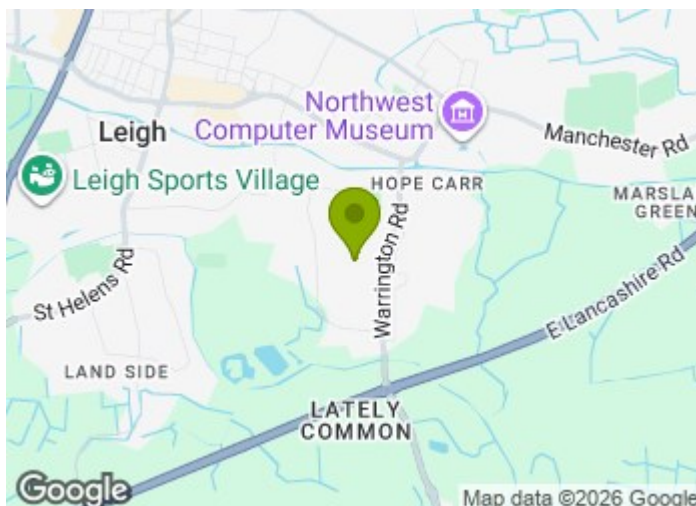
Wigan Council Tax Band A

### 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 3AQ





## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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