COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Leigh Road, Leigh

Situated in an established and highly regarded location with excellent access for Leigh and Atherton Town Centres is this beautifully positioned end of row terraced property offering well-proportioned accommodation over two floors with three bedrooms and a courtyard style area to the rear

Asking Price £199,950

198 Leigh Road

Leigh, WN7 1SH

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- VIEWING HIGHLY RECOMMENDED
- POPULAR RESIDENTIAL LOCATION
- NEWLY REBURBISHED PROPERTY

In further detail the property includes:- On the ground floor: Entrance, lounge, dining room, kitchen and shower room. Whilst on the first floor there are three bedrooms and bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE
11'10 (max) x 9'0 (max) (3.61m (max) x 2.74m (max))
Radiator.

DINING ROOM
9'0 (max) x 8'0 (max) (2.74m (max) x 2.44m (max))
Radiator

KITCHEN
12'0 (max) x 8'0 (max) (3.66m (max) x 2.44m (max))
Fitted kitchen with wall and base units. Sink unit with mixer tap. Oven. Hob. Extractor. Plumbing for washing machine. Door to outside

SHOWER ROOM
8'0 (max) x 7'0 (max) (2.44m (max) x 2.13m (max))
Enclosed shower cubicle. Low level WC. Pedestal wash basin. Heated towel rail.

FIRST FLOOR:

LANDING
Radiator. Loft access.

BEDROOM
10'10 (max) x 8'0 (max) (3.30m (max) x 2.44m (max))
Radiator.

BEDROOM
11'0 (max) x 7'0 (max) (3.35m (max) x 2.13m (max))
Radiator.

BEDROOM
11'0 (max) x 7'0 (max) (3.35m (max) x 2.13m (max))
Radiator

BATHROOM
8'0 (max) x 7'0 (max) (2.44m (max) x 2.13m (max))
Panelled bath with handheld shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail.

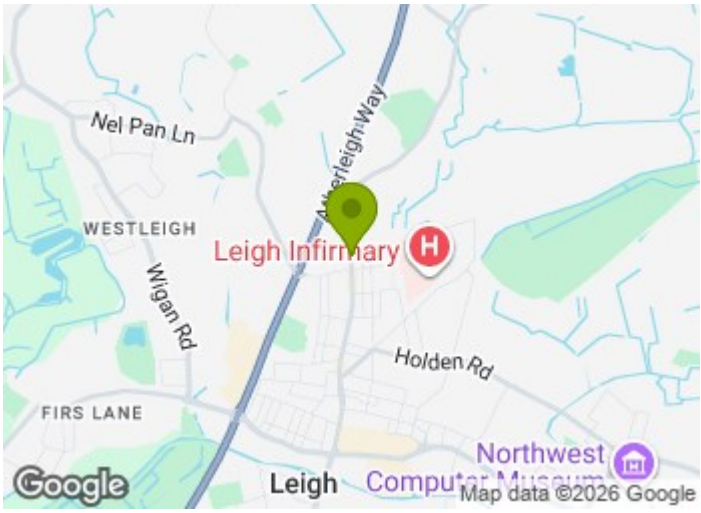
OUTSIDE:
The property is pavement fronted with a small courtyard style area to the rear.

TENURE
Leasehold

COUNCIL TAX
TBC

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 1SH







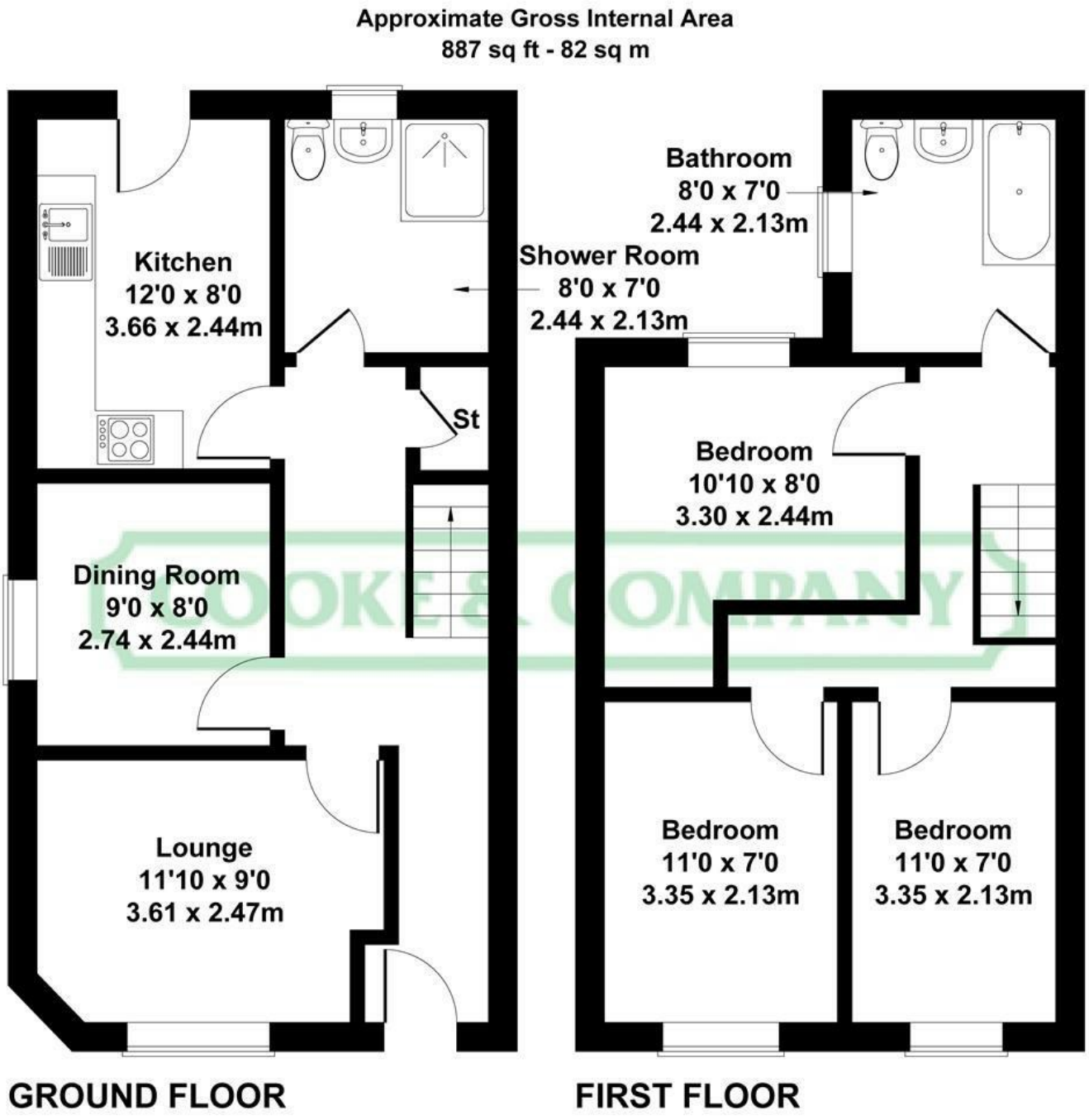




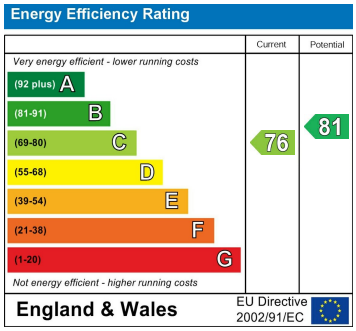




Floor Plan



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.



Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk