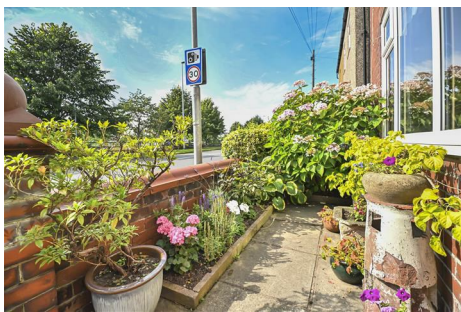


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh End, Glazebury

Situated in a well-established residential location with good access to the town with excellent transport links is this well presented three bedroom garden fronted end terraced house with off street parking and a garden to the rear which is shared with four other properties

Asking Price £159,995

469 Leigh End

Glazebury, WA3 5NS



- PROPERTY RECENTLY HAD A LEAK WHICH HAS NOW BEEN RECTIFIED
- PROPERTY SOLD AS SEEN

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY Radiator.

DINING ROOM

11'9 (max) x 11'2 (max). (3.35m'2.74m (max) x 3.35m'0.61m (max).)
Radiator

LOUNGE

14'3 (max) x 12'6 (max). (4.27m'0.91m (max) x 3.66m'1.83m (max).)
TV point. Gas fire. Radiator.

KITCHEN/DINING ROOM

15'4(max) x 8'0 (max). (4.57m'1.22m(max) x 2.44m'0.00m (max).)
Fully fitted with wall and base cupboards. Integrated oven. Plumbing for washing machine. Radiator. Door to rear garden

FIRST FLOOR

BEDROOM

14.2 (max) x 9'9 (max). (4.27m.0.61m (max) x 2.74m'2.74m (max).)
TV point. Radiator.

BEDROOM

11'2 (max) x 7'9 (max) (3.35m'0.61m (max) x 2.13m'2.74m (max))
BEDROOM 11'2 (max) x 7'9 (max).
Radiator.

BEDROOM

8'3 (max) x 7'8 (max). (2.44m'0.91m (max) x 2.13m'2.44m (max).)
Radiator

OUTSIDE

GARDENS

Garden fronted offering off street parking. To the rear the garden is shared with four other properties and is mainly laid to lawn, with raised flower beds and borders and a paved area.

TENURE

Leasehold

VIEWING

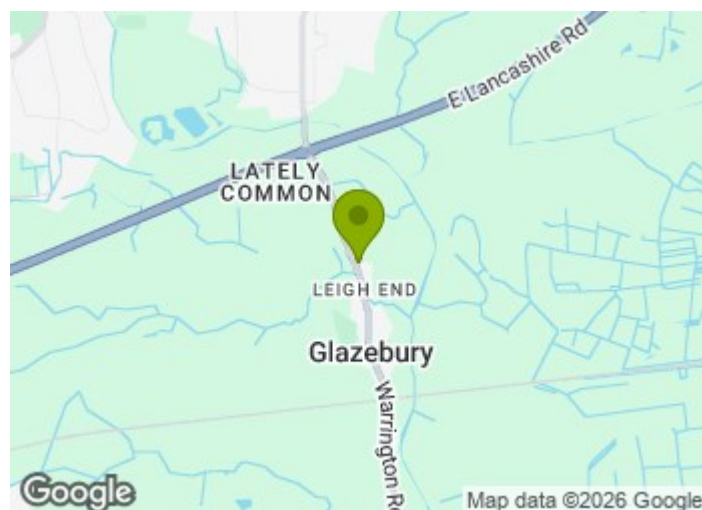
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

PLEASE NOTE

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

WA3 5NS



Floor Plan

469 Warrington Road, Glazebury



Total Area: 91.2 m² ... 982 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 firm's 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	