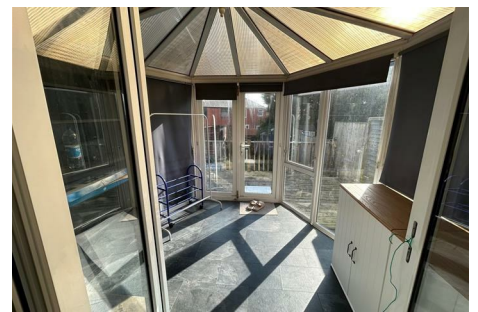


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Laxey Crescent, Leigh

Situated in an established residential area with good access to public transport routes and local schools is this three bedroom semi detached family home offering well proportioned living accommodation throughout with off road parking to the front and good sized private rear garden

Asking Price £130,000

58 Laxey Crescent

Leigh, WN7 5HF



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

14'1 (max) x 12'3 (max) (4.27m'0.30m (max) x 3.66m'0.91m (max))

Attractive Fireplace and Surround. Wooden Flooring. Radiator.

DINING KITCHEN

9'6 (max) x 10'6 (max) (2.74m'1.83m (max) x 3.05m'1.83m (max))

Fully fitted with wall cupboards and base units. Inset sink with mixer tap. Oven hob and extractor hood. Plumbing for washing machine. High gloss ceramic tiled floor. French Doors leading to conservatory

BATHROOM

9'2(max) x 4'4 (max) (2.74m'0.61m(max) x 1.22m'1.22m (max))

Shower cubicle. Vanity wash hand basin.

Low level WC. Heated Towel Radiator. Fully tiled walls and tiled floor.

CONSERVATORY

9'10 (max) x 9'4 (max) (2.74m'3.05m (max) x 2.74m'1.22m (max))

French Doors leading to outside area.

FIRST FLOOR:

LANDING

BEDROOM

12'6 (max) x 11'0 (max) (3.66m'1.83m (max) x 3.35m'0.00m (max))

Radiator.

BEDROOM

12'10 (max) x 8'11 (max) (3.66m'3.05m (max) x 2.44m'3.35m (max))

Radiator.

BEDROOM

8'11 (max) x 6'2 (max) (2.44m'3.35m (max) x 1.83m'0.61m (max))

Radiator.

OUTSIDE:

PARKING

The front garden has been full paved to provide off road parking.

GARDENS

To the rear, good size with decking patio area and further paved area.

COUNCIL AND TAX BAND :

Wigan Council Tax Band A.

TENURE

Leasehold. Annual Ground Rent payable of £10.00.

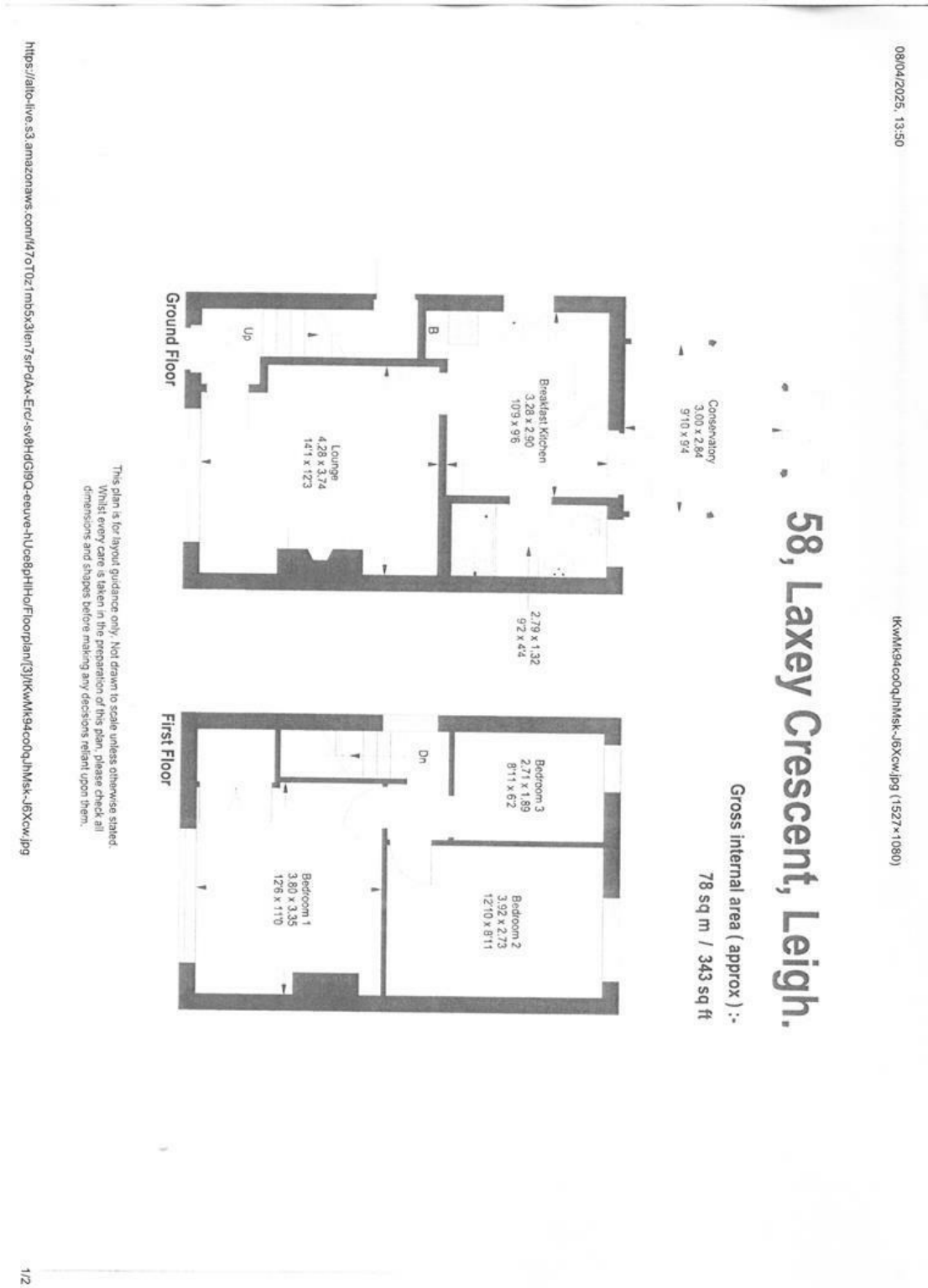


Directions

Sat Nav Ref WN7 5HE



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	