

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Okell Grove, Leigh

Situated in a well-established residential area with the benefit of good access to the town centre is this well proportioned three bedroom end of row mews style home offering accommodation over two floors to include gardens to the front and to the rear

Asking Price £169,950

30 Okell Grove

Leigh, WN7 5AU



In further the accommodation comprises:-

ENTRANCE

LOUNGE

17'6 (max) x 10'5 (max) (5.18m'1.83m (max) x 3.05m'1.52m (max))

Electric fire. TV point. Radiator.

DINING KITCHEN

15'6(max) x 8'5 (max) (4.57m'1.83m(max) x 2.44m'1.52m (max))

Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls. Extractor. Radiator. Door to outside.

CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator

FIRST FLOOR:

LANDING:

BEDROOM

15'2 (max) x 8'7 (max) (4.57m'0.61m (max) x 2.44m'2.13m (max))

Radiator.

BEDROOM

11'5 (max) x 11'1 (max) (3.35m'1.52m (max) x 3.35m'0.30m (max))

Radiator.

BEDROOM

11'3 (max) x 5'9 (max) (3.35m'0.91m (max) x 1.52m'2.74m (max))

Radiator.

BATHROOM

6'7 (max) x 6'0 (max) (1.83m'2.13m (max) x 1.83m'0.00m (max))

Panelled bath with overhead shower fitment. Vanity built in wash hand basin with storage. Low level WC. Tiled walls..

OUTSIDE:

GARDENS

The property is garden fronted with established plants and shrubs and is approached by a pathway with a low maintenance garden to the rear.

TENURE

Freehold

VIEWING

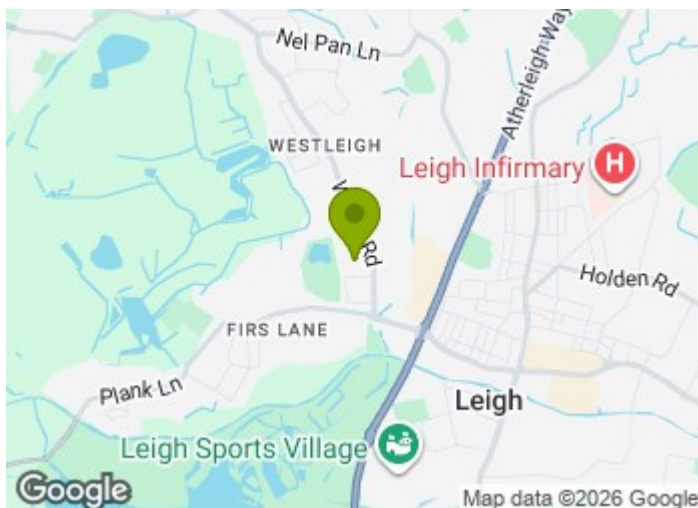
By appointment with the agents as over leaf.

COUNCIL TAX

Council Tax Band A

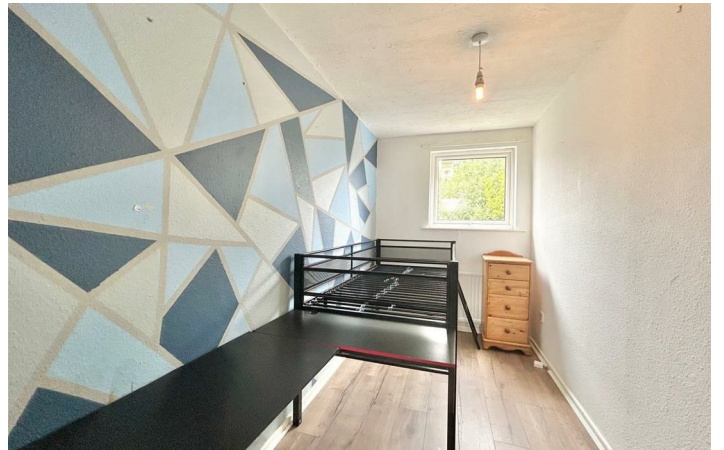
PLEASE NOTE

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.



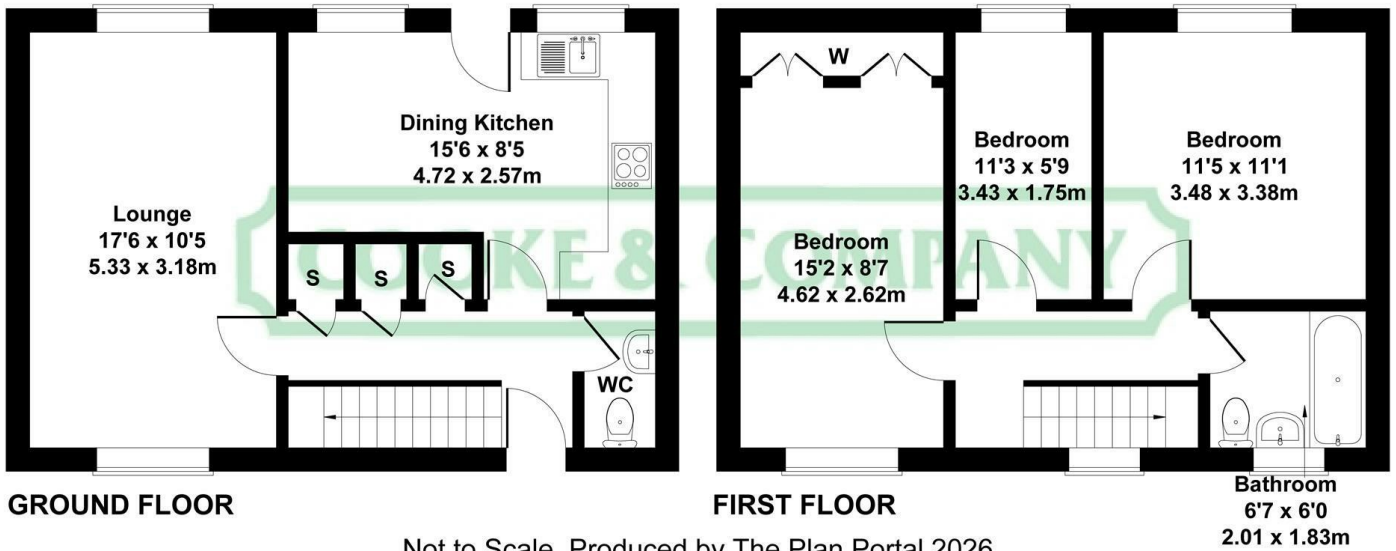
Directions

WN7 5AU



Floor Plan

Approximate Gross Internal Area
925 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	