COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









# Milldale Road, Leigh

Located in a highly regarded residential area is
this semi-detached family home
with three bedrooms within a short walk to local schools
and access to public transport routes
offering an ideal family home to include
off road parking and gardens to the front and rear

(THREE BEDROOM BRICK EXTENTED SEMI DETACHED)

## Asking Price £219,950

# 37 Milldale Road

## Leigh, WN7 3PP

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- LOCATED IN A POPULAR RESIDENTIAL LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL:**

**LOUNGE/DINING ROOM**
22'5 (max) x 11'3 (max) (6.71m'1.52m (max) x 3.35m'0.91m (max))
Wooden flooring. Radiator. Feature fire surround. Gas fire. TV point. Doors to sitting room

**SITTING ROOM**
9'0 (max) x 8'5 (max) (2.74m'0.00m (max) x 2.44m'1.52m (max))
Wooden flooring. Radiator. Patio doors to rear garden. Brick built extension

**KITCHEN**
17'8 (max) x 7'4 (max) (5.18m'2.44m (max) x 2.13m'1.22m (max) )
Fitted with base units and wall cupboards. Oven. Hob. Inset sink. Plumbing for washing machine. Breakfast bar. Door to outside.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM**
13'10 (max) x 10'3 (max) (3.96m'3.05m (max) x 3.05m'0.91m (max))
Fitted Wardrobes. Radiator.

**BEDROOM**
10'9 (max) x 9'3 (max) (3.05m'2.74m (max) x 2.74m'0.91m (max))
Radiator.

**BEDROOM**
9'9 (max) x 7'0 (max) (2.74m'2.74m (max) x 2.13m'0.00m (max) )
Radiator.

**SHOWER ROOM**
6'2 (max) x 5'3 (max) (1.83m'0.61m (max) x 1.52m'0.91m (max))
Wet room style shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Fully tiled walls.

**OUTSIDE:**

**PARKING**
The property is approached over a large entrance driveway providing ample off road parking.

**GARDENS**
The front garden is mainly laid to lawn with hedges. The large rear garden includes established plants, trees and shrubs with a small laid to lawn area.

**TENURE**
Freehold

**COUNCIL AND TAX BAND:**
Wigan Council Tax Band B.

**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 3PP









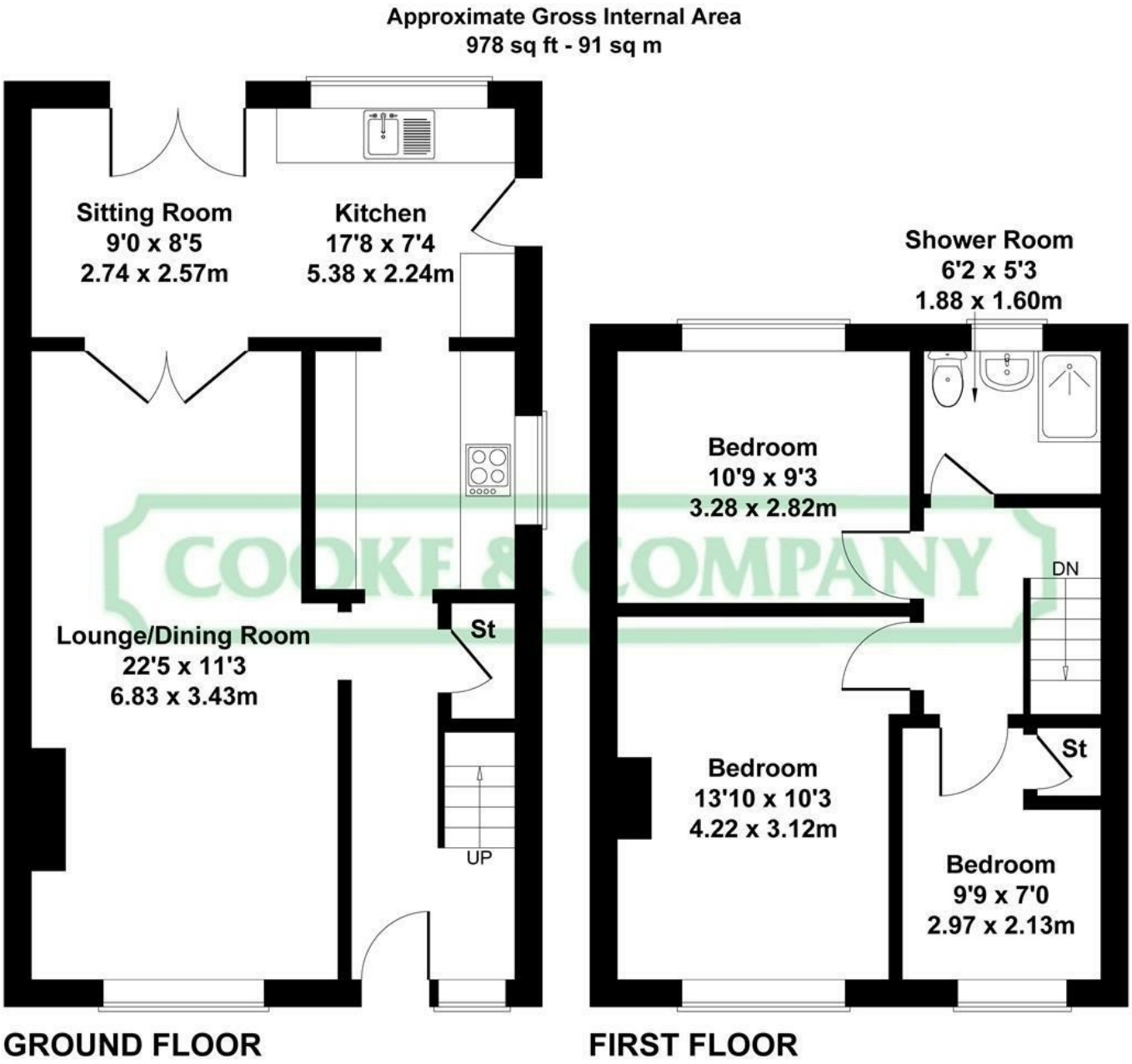




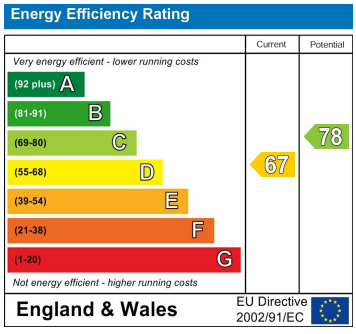




## Floor Plan




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.




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