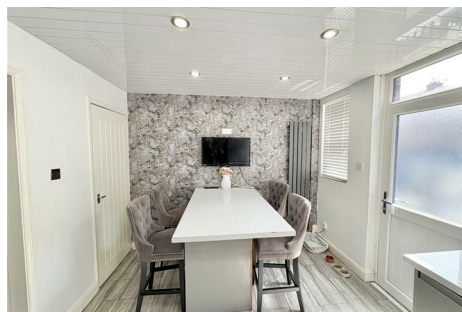


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hope Carr Road, Leigh

Situated in an established residential area with good access to local schools and commuter routes is this well-proportioned and presented end of terrace property with three bedrooms to include gardens to the front, side and rear and the benefit of a large driveway offering ample off-road parking

Asking Price £185,000

204 Hope Carr Road

Leigh, WN7 3AL



- SITUATED IN A WELL ESTABLISHED LOCATION

- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

13'9 (max) x 12'4 (max) (3.96m'2.74m (max) x 3.66m'1.22m (max))

TV Point. Modern radiator.

DINING KITCHEN

15'7 (max) x 9'6 (max) (4.57m'2.13m (max) x 2.74m'1.83m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer tap. Built in oven. Hob. Extractor. Plumbing for washing machine. Modern radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

12'5 (max) x 8'0 (max). (3.66m'1.52m (max) x 2.44m'0.00m (max).)

Radiator.

BEDROOM

11'3 (max) x 9'0 (max) (3.35m'0.91m (max) x 2.74m'0.00m (max))

Radiator.

BEDROOM

9'7 (max) x 7'3 (max) (2.74m'2.13m (max) x 2.13m'0.91m (max))

Radiator.

BATHROOM

6'3 (max) x 5'3 (max) (1.83m'0.91m (max) x 1.52m'0.91m (max))

Panelled bath with modern shower. Built in vanity wash basin with storage. Low Level WC. Fully tiled walls. Heated towel rail

OUTSIDE:

PARKING

The property is approached by a large driveway offering ample off-street parking.

GARDENS

There are gardens to the front, side and rear.

The low maintenance rear garden is fully fenced with a paved area and raised decking, perfect for outdoor entertaining.

TENURE

Freehold

COUNCIL TAX:

Council Tax Band A

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.



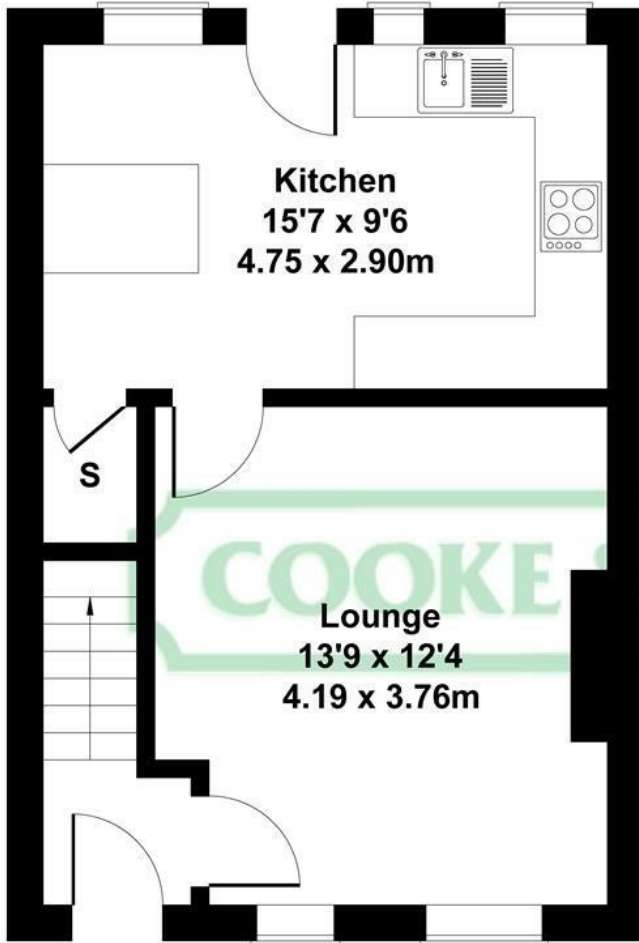
Directions

WN7 3AL

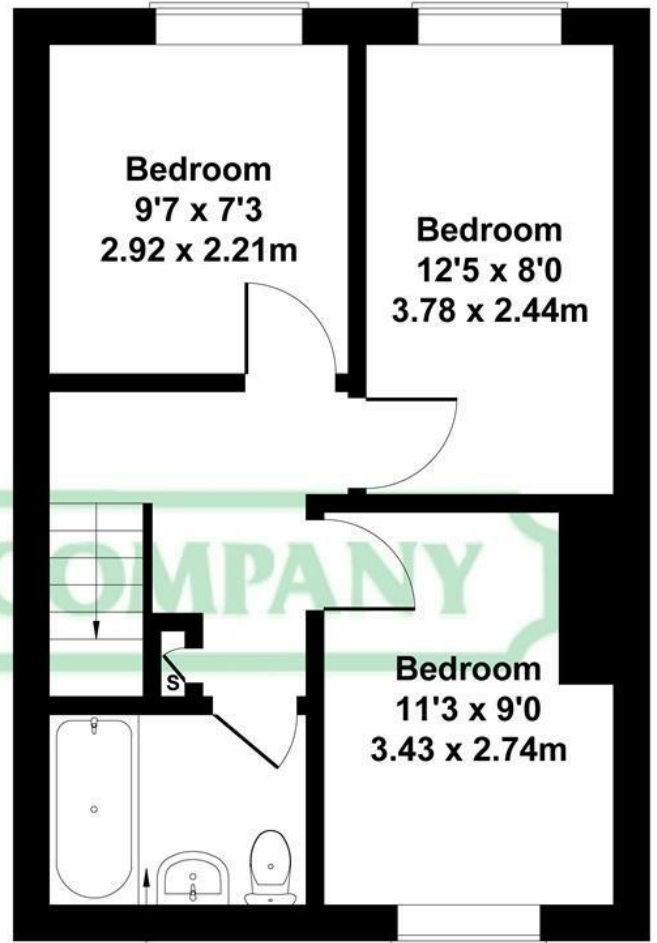


Floor Plan

Approximate Gross Internal Area
740 sq ft - 69 sq m



GROUND FLOOR



FIRST FLOOR

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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Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	71	
(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	