

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Tinkersfield, Leigh

Situated in an established residential area with good access to public transport routes is this well presented two-bedroom semi-detached family home offering well-proportioned living accommodation throughout with a garden to the front and good sized private rear garden

Asking Price £150,000

15 Tinkersfield

Leigh, WN7 5LB



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

16'1 (max) x 9'7 (max). (4.88m'0.30m (max) x 2.74m'2.13m (max).)

TV point. Wooden flooring. Open plan staircase. Double doors to kitchen. Doors to conservatory. Radiator

KITCHEN

10'1 (max) x 9'0 (max) (3.05m'0.30m (max) x 2.74m'0.00m (max))

Fully fitted with wall cupboards and base units. Work surfaces. Sink with mixer tap. Oven with gas hob. Extractor. Integrated fridge freezer. Plumbing for washing machine. Radiator.

CONSERVATORY

9'8 (max) x 8'9 (max) (2.74m'2.44m (max) x 2.44m'2.74m (max))

Radiator. Wooden flooring. Doors to rear garden

FIRST FLOOR:

LANDING

BEDROOM

10'8 (max) x 7'7 (max) (3.05m'2.44m (max) x 2.13m'2.13m (max))

Radiator.

BEDROOM

9'5 (max) x 8'2 (max) (2.74m'1.52m (max) x 2.44m'0.61m (max))

Radiator

BATHROOM

6'4 (max) x 5'2 (max) (1.83m'1.22m (max) x 1.52m'0.61m (max))

Low level WC. Panelled bath. Wash basin. Tiled walls. Heated towel rail.

OUTSIDE:

PARKING

The property has a paved driveway offering off street parking.

GARDENS

The front garden to the property is mainly laid to lawn. To the rear is a fully fenced large enclosed garden which is mainly laid to lawn with a paved area.

COUNCIL TAX

Council Tax Band A

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

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.



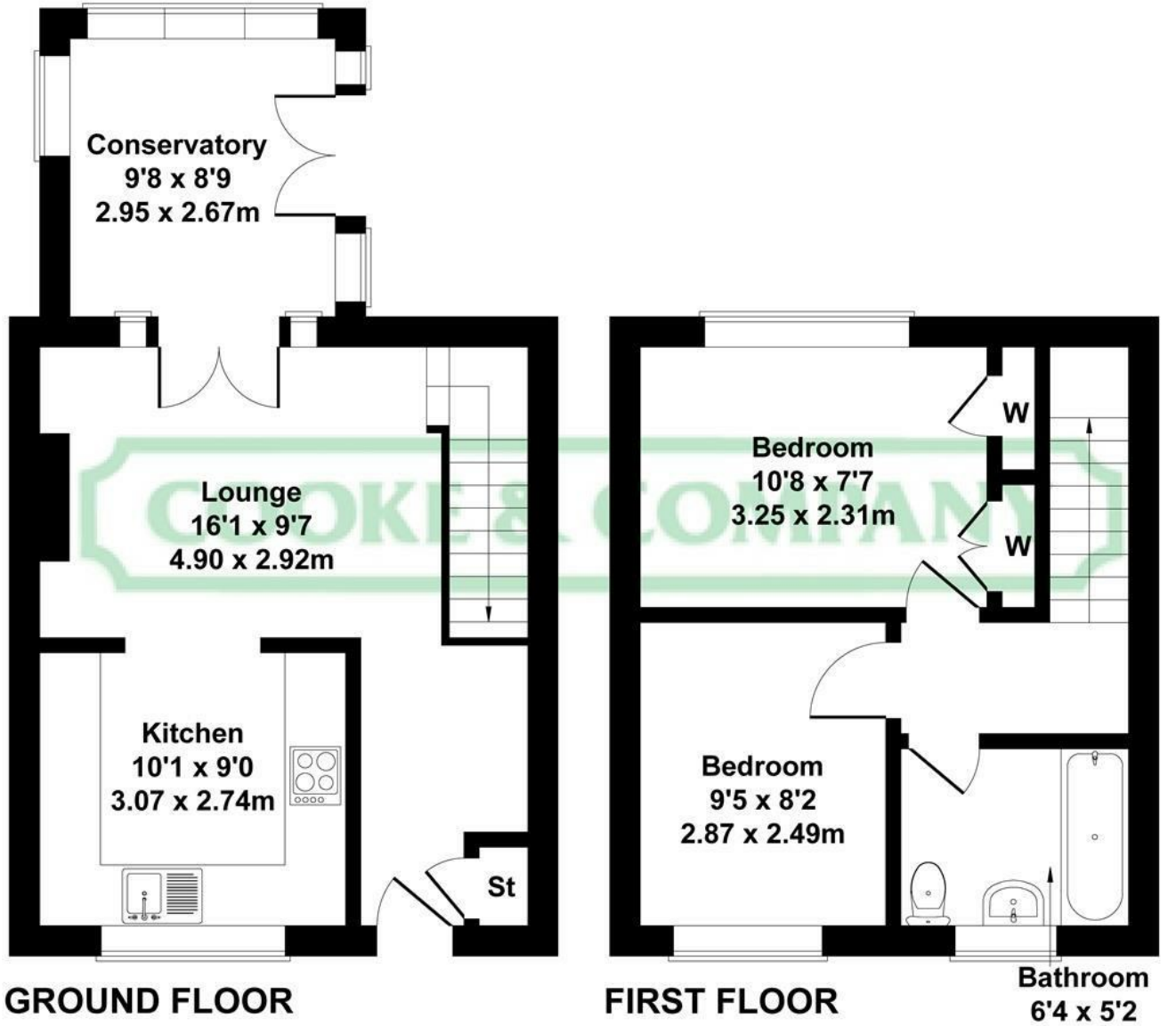
Directions

WN7 5LB



Floor Plan

Approximate Gross Internal Area
703 sq ft - 65 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		
(81-91)	B		
(69-80)	C		
(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	