

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hesketh Street, Leigh

Situated in a popular and well established residential location with access to the town centre and close to Parsonage Retail Park is this three bedroom extended semi-detached family home offering good sized accommodation to include off road parking to the front with a garage and a garden to the rear

Asking Price £220,000

10 Hesketh Street

Leigh, WN7 4SN



- SITUATED IN A POPULAR RESIDENTIAL LOCATION

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

22'5 (max) x 11'5 (max). (6.71m'1.52m (max) x 3.35m'1.52m (max).)
Fire surround and fire. Radiator. TV point.

DINING ROOM

8'7 (max) x 7'5 (max) (2.44m'2.13m (max) x 2.13m'1.52m (max))
Radiator

KITCHEN/DINING ROOM:

16'11 (max) x 9'0 (max) (4.88m'3.35m (max) x 2.74m'0.00m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Extractor. Door to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM

13'3 (max) x 11'0 (max). (3.96m'0.91m (max) x 3.35m'0.00m (max).)
Radiator.

BEDROOM

11'0 (max) x 9'0(max) (3.35m'0.00m (max) x 2.74m'0.00m(max))
Radiator.

BEDROOM

10'4 (max) x 7'1 (max) (3.05m'1.22m (max) x 2.13m'0.30m (max))
Radiator.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Fully tiled walls

OUTSIDE:

PARKING

The property is approached over a block paved entrance driveway which provides off road parking to the front leading to a garage.

GARDENS

The spacious garden to the rear is mainly laid to lawn with raised flowerbeds. There is a paved patio area perfect for outdoor entertaining.

TENURE

Leasehold

VIEWING

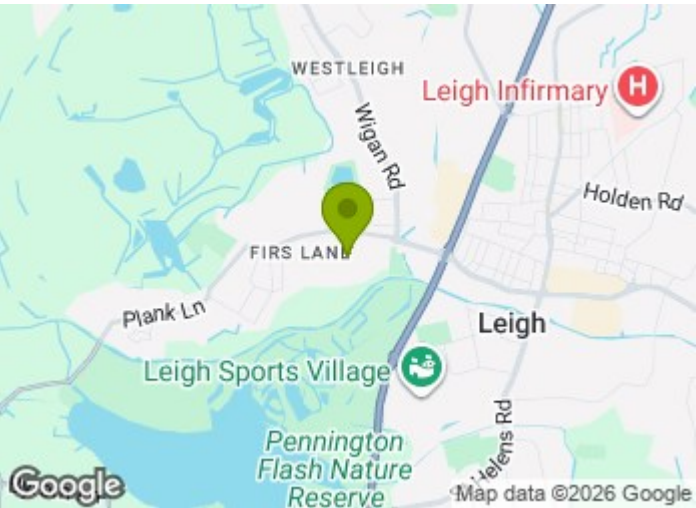
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

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 4SN



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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

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		
	72	84
England & Wales		EU Directive 2002/91/EC