

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Charles Street, Leigh

Situated in a very popular and much sought after location is this stunning and recently refurbished three bedroom semi detached family home offering modern and contemporary designed accommodation over two floors to include spacious gardens front and rear along with off road parking and separate garage

(FULLY REFURBISHED – CONTEMPORARY DESIGNED)

Offers Around £289,950

140 Charles Street

Leigh, WN7 1HD



- CLOSE TO LILFORD PARK
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:

GROUND FLOOR:

ENTRANCE HALL

Modern radiator.

LOUNGE/DINING AREA

18'10 (max) x 10'9 (max) (5.49m'3.05m (max) x 3.05m'2.74m (max))

Feature flooring. Modern radiator. French doors to rear gardens/patio. Open through to:-

KITCHEN

15'2 (max) x 8'1 (max) (4.57m'0.61m (max) x 2.44m'0.30m (max))

Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Ceramic hob. Modern extractor. Feature flooring. Modern radiator. Inset lighting.

FIRST FLOOR:

LANDING

BEDROOM

10'9 (max) x 9'4 (max) (3.05m'2.74m (max) x 2.74m'1.22m (max))

Radiator.

BEDROOM

10'8 (max) x 8'3 (max) (3.05m'2.44m (max) x 2.44m'0.91m (max))

Radiator.

BEDROOM

8'6 (max) x 8'2 (max) (2.44m;'1.83m (max) x 2.44m'0.61m (max))

Radiator.

BATHROOM

Modern suite. Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Modern Radiator.

OUTSIDE:

GARAGE

Detached Garage/store room/summer house access via the side of the property. The property is approached over an entrance paved driveway which provides off road parking to the front.

GARDENS

To the front and rear. Good sized rear gardens, mainly paved feature patio area and further garden, mainly laid to lawn .

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX BAND

B

PLEASE NOTE

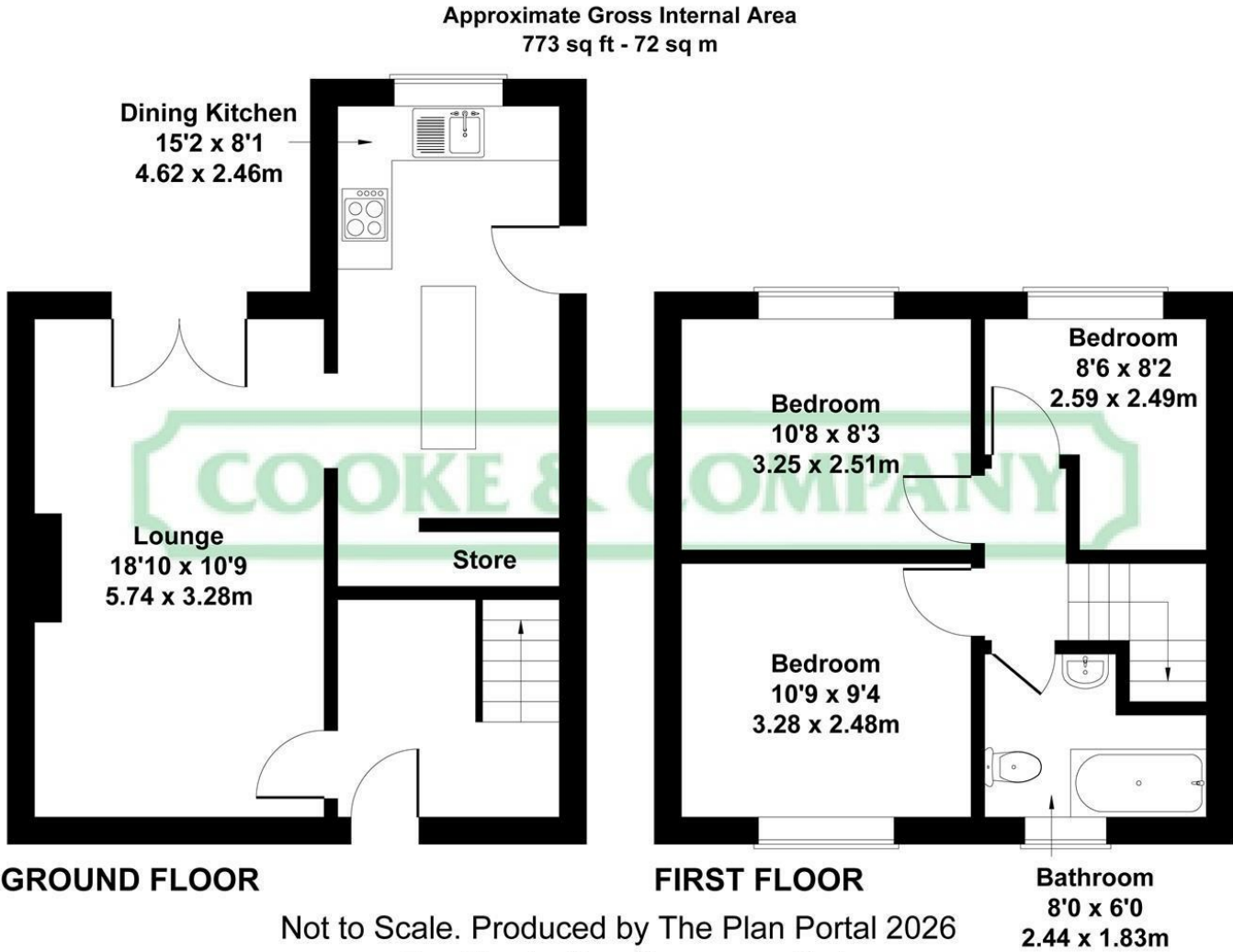
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
(Sat. Nav. Ref. WN7 1HD.)



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC