# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

## Laxey Crescent, Leigh

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

**Asking Price £149,950**

# 25 Laxey Crescent

## Leigh, WN7 5HE

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In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

**LOUNGE**

14’2 (max) x 12’3 (max (4.27m’0.61m (max) x 3.66m’0.91m (max)
TV point. Radiator

**DINING/KITCHEN**

15’5 (max) x 9’4 (max) (4.57m’1.52m (max) x 2.74m’1.22m (max) )
Fully fitted with wall cupboards and base units. Work surfaces. Sink with mixer tap. Built in oven. Gas hob. Integrated fridge/freezer Plumbing for washing machine. Patio doors to rear garden.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

12’3 (max) x 11’2(max) (3.66m’0.91m (max) x 3.35m’0.61m(max) )
Radiator.

**BEDROOM**

9’9 (max) x 9’5 (max) (2.74m’2.74m (max) x 2.74m’1.52m (max))
Radiator.

**BATHROOM**

8’8 (max) x 6’3 (max). ( 2.44m’2.44m (max) x 1.83m’0.91m (max). )
Low level WC. Bath. Shower cubicle. Vanity built in wash basin with storage. Fully tiled.

**SECOND FLOOR**

**LOFT ROOM**

15’4 (max) x 12’2 (max) (4.57m’1.22m (max) x 3.66m’0.61m (max) )

**OUTSIDE:**

**PARKING**

The front garden has been full paved to provide off road parking. There is also secure parking to the rear of the property.

**GARDENS**

To the rear, good sized garden with parking

**COUNCIL TAX**

Council Tax Band A

**TENURE**

Leasehold

**VIEWING**

By appointment with the agents as overleaf.

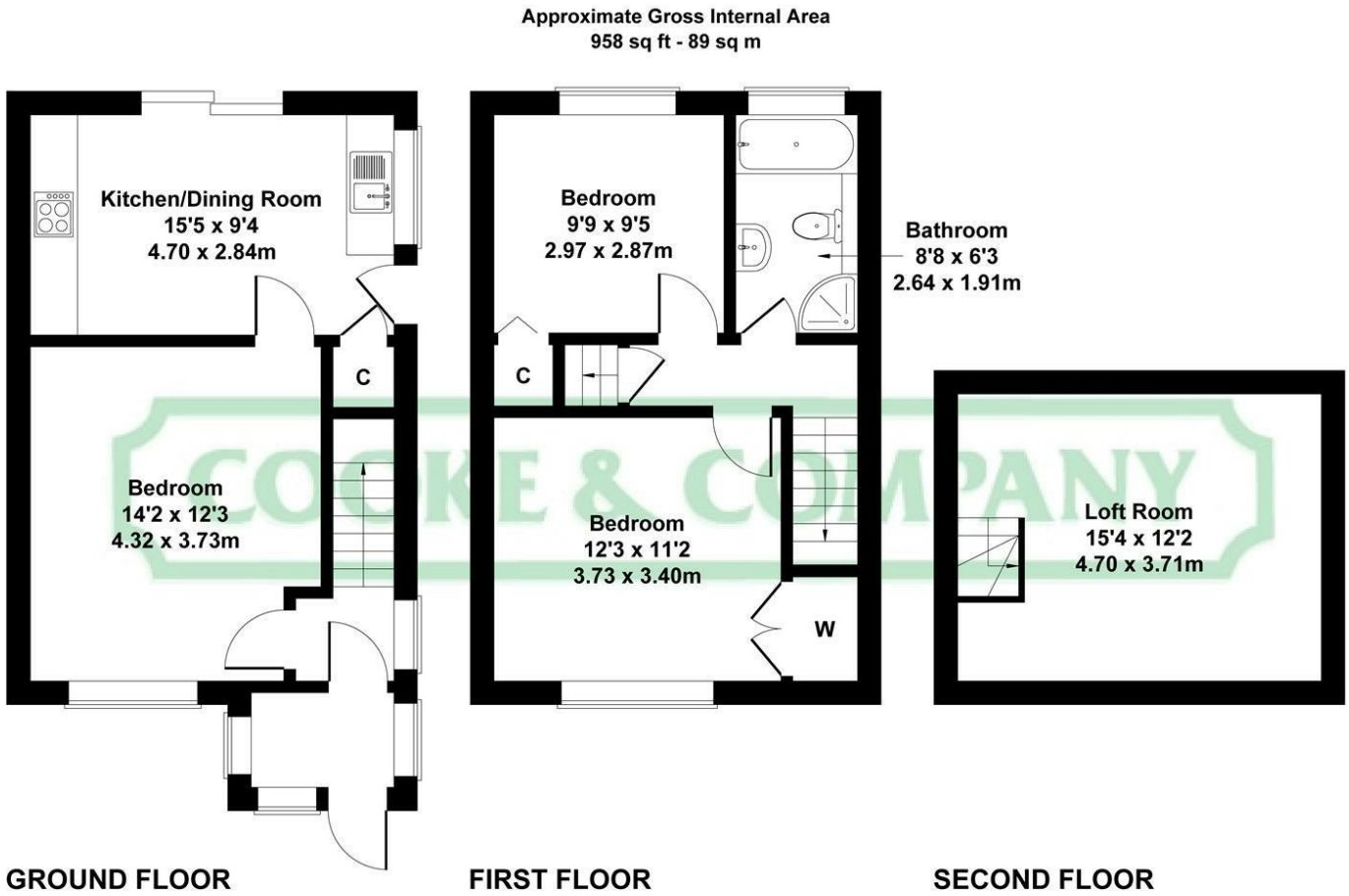
**PLEASE NOTE**

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

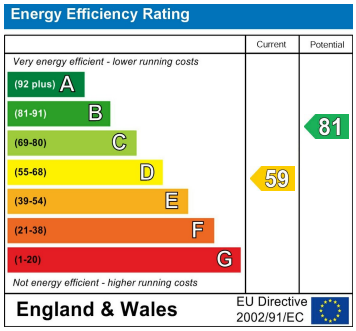
WN7 5HE

## Floor Plan




Not to Scale. Produced by The Plan Portal 2025
**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 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**