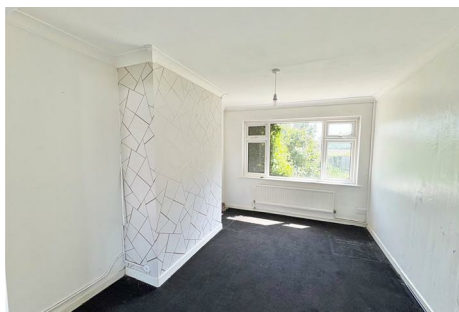


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Mersey Street, Leigh

Situated in a very popular location is this well proportioned three-bedroom semi detached family home offering good sized accommodation throughout to include gardens to the front and rear

Asking Price £150,000

37 Mersey Street

Leigh, WN7 4RG



- SITUATED IN A VERY POPULAR LOCATION

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

13'9 (max) x 10'3 (max) (3.96m'2.74m (max) x 3.05m'0.91m (max))

Fire surround and gas fire. Radiator.

DINING ROOM

12'11 (max) x 9'9 (max) (3.66m'3.35m (max) x 2.74m'2.74m (max))

Radiator.

KITCHEN

12'4 (max) x 10'0 (max) (3.66m'1.22m (max) x 3.05m'0.00m (max))

Fully fitted with wall and base cupboards. Sink unit. Plumbing for wash machine. Extractor. Door to rear of property.

FIRST FLOOR:

LANDING

BEDROOM

12'6 (max) x 11'5 (max) (3.66m'1.83m (max) x 3.35m'1.52m (max))

Radiator.

BEDROOM

12'3 (max) x 11'1 (max) r (3.66m'0.91m (max) x 3.35m'0.30m (max) r)

Radiator.

BEDROOM.

8'6 (max) x 7'7 (max) (2.44m'1.83m (max) x 2.13m'2.13m (max))

Radiator.

BATHROOM

7'6 (max) x 7'5 (max) (2.13m'1.83m (max) x 2.13m'1.52m (max))

Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC.

OUTSIDE:

PARKING

The property is approached over an entrance

driveway which provides off road parking to the front.

GARDENS

To the front and rear. mainly laid to lawn

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 4RG



