COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Hope Carr Road, Leigh

Situated in an established residential area
with good access to local schools and commuter routes
is this well proportioned end of terrace property with three bedrooms
to include gardens to the front, side and rear
and the benefit of a large driveway offering ample off road parking

Asking Price £170,000

212 Hope Carr Road

Leigh, WN7 3AJ

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE
13'9 (max) x 12'5 (max) (3.96m'2.74m (max) x 3.66m'1.52m (max))
Brick fireplace with gas fire. TV Point. Radiator.

DINING KITCHEN
10'12 (max) x 15'7 (max) (3.05m'3.66m (max) x 4.57m'2.13m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer tap. Built in double oven. Gas hob. Extractor. Plumbing for washing machine. French doors to outside.

FIRST FLOOR:

LANDING

BEDROOM
9'0 (max) x 11'2 (max). (2.74m'0.00m (max) x 3.35m'0.61m (max).)
Radiator.

BEDROOM
12'5 (max) x 7'9 (max) (3.66m'1.52m (max) x 2.13m'2.74m (max))
Radiator.

BEDROOM
7'4 (max) x 9'6 (max) (2.13m'1.22m (max) x 2.74m'1.83m (max))
Radiator.

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

OUTSIDE

PARKING
The property is approached by a large driveway offering ample off street parking.

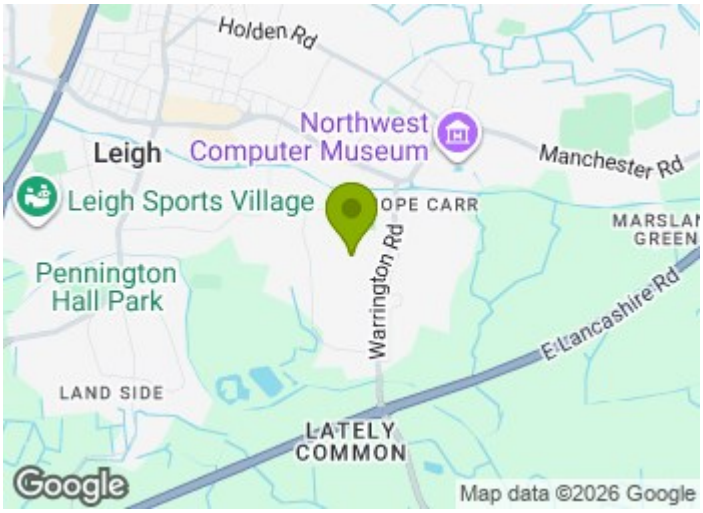
GARDENS
There are gardens to the front, side and rear with the possibility to build an extension. The gardens are mainly laid to lawn and the rear has a paved patio area.

TENURE
Freehold

COUNCIL TAX
Council Tax Band A

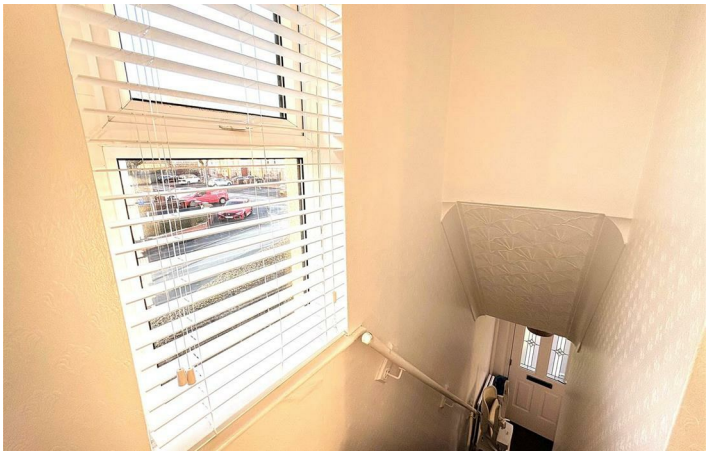
VIEWING
By appointment with the agents as overleaf.

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 3AJ











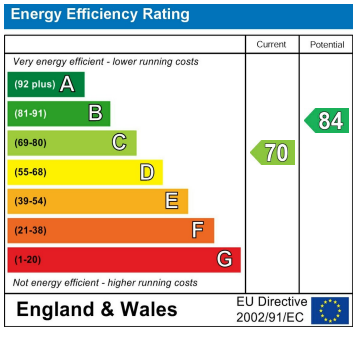






Floor Plan

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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