

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Henry Street, Leigh

Asking Price £149,950



Situated in a well-established residential location is this three bedroom mews style property offering well-proportioned living accommodation over three floors with off road parking to the front and enclosed garden to the rear

Viewing highly recommended



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE 18'2 (max) x 12'5 (max). (5.49m'0.61m (max) x 3.66m'1.52m (max).)
Radiator. French doors to rear of the property.

KITCHEN 8'8 (max) x 8'5 (max). (2.44m'2.44m (max) x 2.44m'1.52m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Built in oven. Electric hob. Extractor fan. Plumbing for washing machine.

DOWNSTAIRS WC
Low level WC. Wash basin. Radiator.

FIRST FLOOR:

LANDING

BEDROOM 11'10 (max) x 12'0 (max). (3.35m'3.05m (max) x 3.66m'0.00m (max).)
Radiator.

BEDROOM 12'3 (max) x 8'4 (max). (3.66m'0.91m (max) x 2.44m'1.22m (max).)
Radiator.

BATHROOM

Low level WC. Vanity built in wash basin with storage. Panelled bath with overhead shower.

SECOND FLOOR

BEDROOM 11'9 (max) x 12'0 (max). (3.35m'2.74m (max) x 3.66m'0.00m (max).)
Radiator

STORAGE AREA 12'0 (max) x 8'7 (max) (3.66m'0.00m (max) x 2.44m'2.13m (max))

OUTSIDE:

PARKING

Off road parking to the front of the property..

GARDEN

To the rear is a low maintenance mainly laid to lawn enclosed garden

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

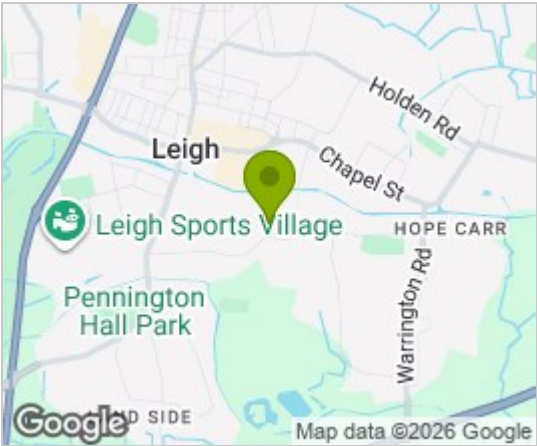
COUNCIL TAX

Council Tax Band A

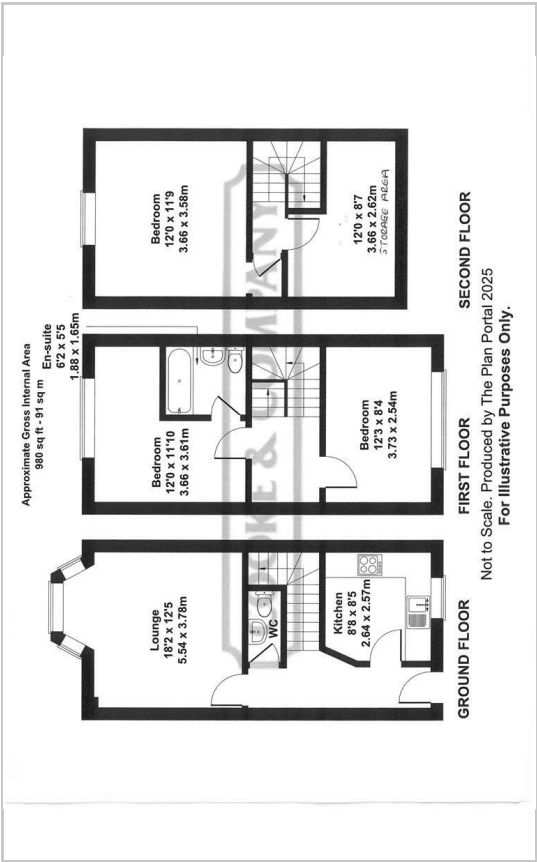
PLEASE NOTE

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.

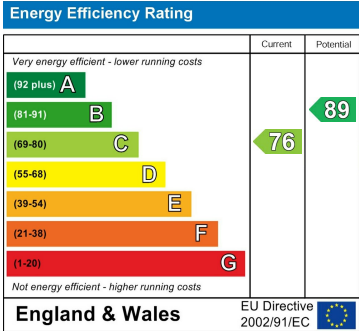
Area Map



Floor Plans



Energy Efficiency Graph



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.