

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Laxey Crescent, Leigh

Situated in a well-established residential area with good access to public transport routes is this semi-detached property offering well-proportioned living accommodation over two floors with three bedrooms, a large driveway to the front and enclosed garden to the rear

Asking Price £220,000

123 Laxey Crescent

Leigh, WN7 5HE



In further the accommodation comprises:-		enclosed garden which is mainly lawn to lawn with a paved patio area.
GROUND FLOOR:	BEDROOM	
	9'3 (max) x 9'1 (max) (2.82m (max) x 2.77m (max))	
ENTRANCE HALL:	TV point. Radiator.	TENURE
		Leasehold
LOUNGE	BEDROOM	COUNCIL TAX
14'7 (max) x 12'2 (max) (4.45m (max) x 3.71m (max))	6'7 (max) x 6'2 (max) (2.01m (max) x 1.88m (max))	Council Tax Band A
Radiator. TV point.	TV point, Radiator	VIEWING
		By appointment with the agents as overleaf.
DINING KITCHEN	BATHROOM	PLEASE NOTE
15'6 (max) x 8'9 (max) (4.72m (max) x 2.67m (max))	6'0 (max) x 5'8 (max) (1.83m (max) x 1.73m (max))	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.
Fitted with wall and base units. Sink unit with mixer tap. Hob. Extractor. Plumbing for washing machine. Door to rear garden.	Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail.	
FIRST FLOOR:	OUTSIDE:	
LANDING:	GARDENS	
BEDROOM	The property is approached via a large entrance driveway providing ample space for off road parking. To the rear is an	
15'1 (max) x 9'0 (max) (4.57m'0.30m (max) x 2.74m'0.00m (max))		
TV point. Radiator.		

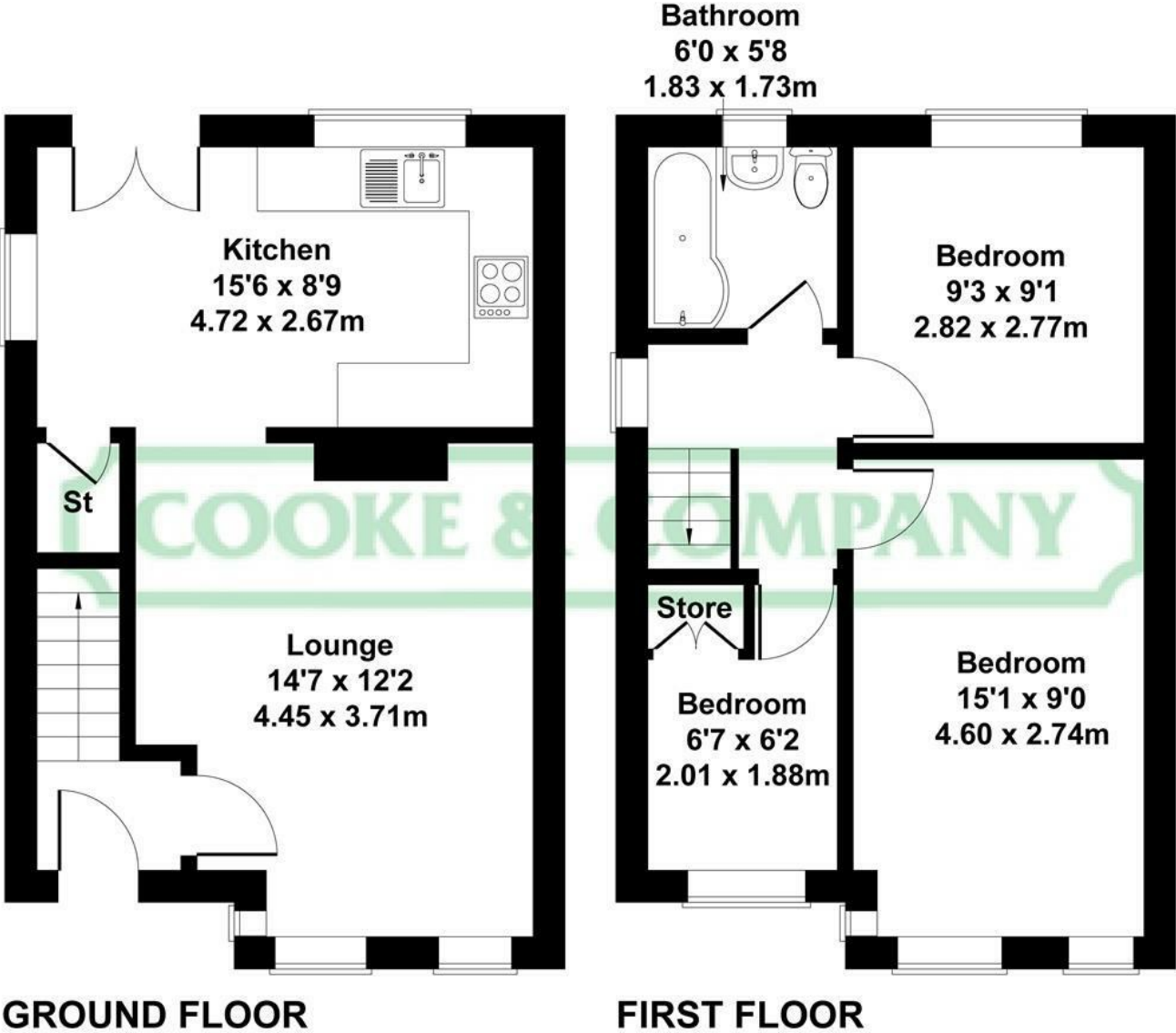


Directions
WN7 5HE



Floor Plan

Approximate Gross Internal Area
735 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2026
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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC