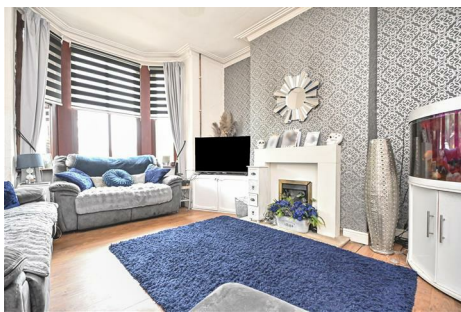


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Firs Lane, Leigh

Situated in an established residential area is this very attractive and well maintained throughout garden fronted end-terraced property with three bedrooms offering spacious family accommodation with garden to the rear and convenient access for local schools and access to the Town Centre and retail amenities

Asking Price £209,950

155 Firs Lane

Leigh, WN7 4SU



- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

12'8 (max) x 12'5 (max) (3.66m'2.44m (max) x 3.66m'1.52m (max))

Bay window. TV point. Feature fire and surround. Radiator. Wooden flooring.

DINING ROOM

15'3 (max) x 13'3 (max) (4.57m'0.91m (max) x 3.96m'0.91m (max))

Wooden flooring. Radiator. Doors to rear of property

KITCHEN

12'4 (max) x 8'6 (max) (3.66m'1.22m (max) x 2.44m'1.83m (max))

Fitted with wall and base units. Sink unit with mixer tap. Hob. Extractor. Plumbing for washing machine. Door to rear

WC

Low level WC

FIRST FLOOR:

LANDING

BEDROOM

15'4 (max) x 11'0 (max) (4.57m'1.22m (max) x 3.35m'0.00m (max))

Radiator

BEDROOM

12'5 (max) x 10'3 (max) (3.66m'1.52m (max) x 3.05m'0.91m (max))

Radiator. TV point

BEDROOM

9'2 (max) x 6'0 (max) (2.74m'0.61m (max) x 1.83m'0.00m (max))

Radiator

BATHROOM

12'4 (max) x 8'6 (max) (3.66m'1.22m (max) x 2.44m'1.83m (max))

Panelled bath with overhead shower fitment. Glass shower screen. Pedestal wash hand basin. Radiator

SECOND FLOOR

LOFT ROOM

16'2 (max) x 12'9 (max) (4.88m'0.61m (max) x 3.66m'2.74m (max))

Radiator

OUTSIDE

The property is garden fronted with an attractive private enclosed courtyard style area to the rear with a paved seating and a separate lovely garden room,

TENURE

Leasehold

COUNCIL TAX

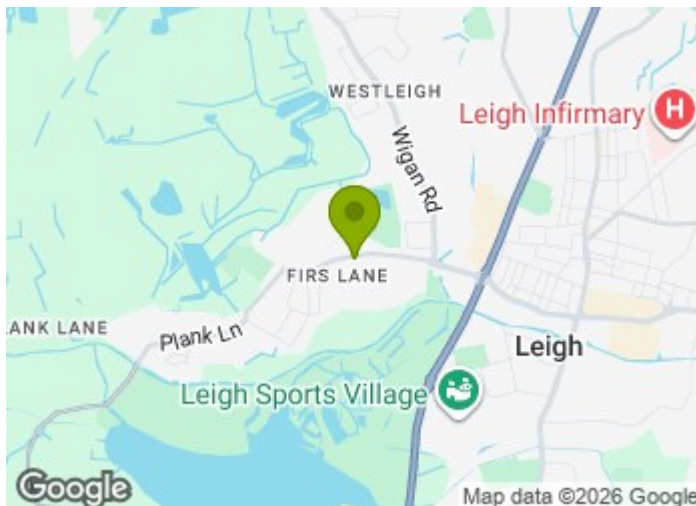
Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

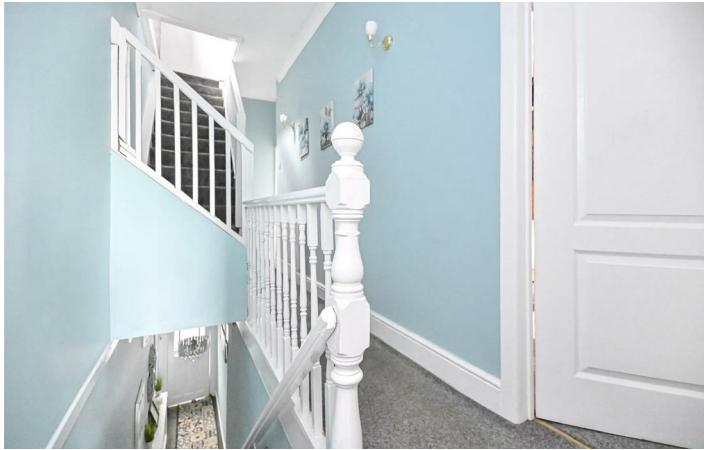
PLEASE NOTE

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.



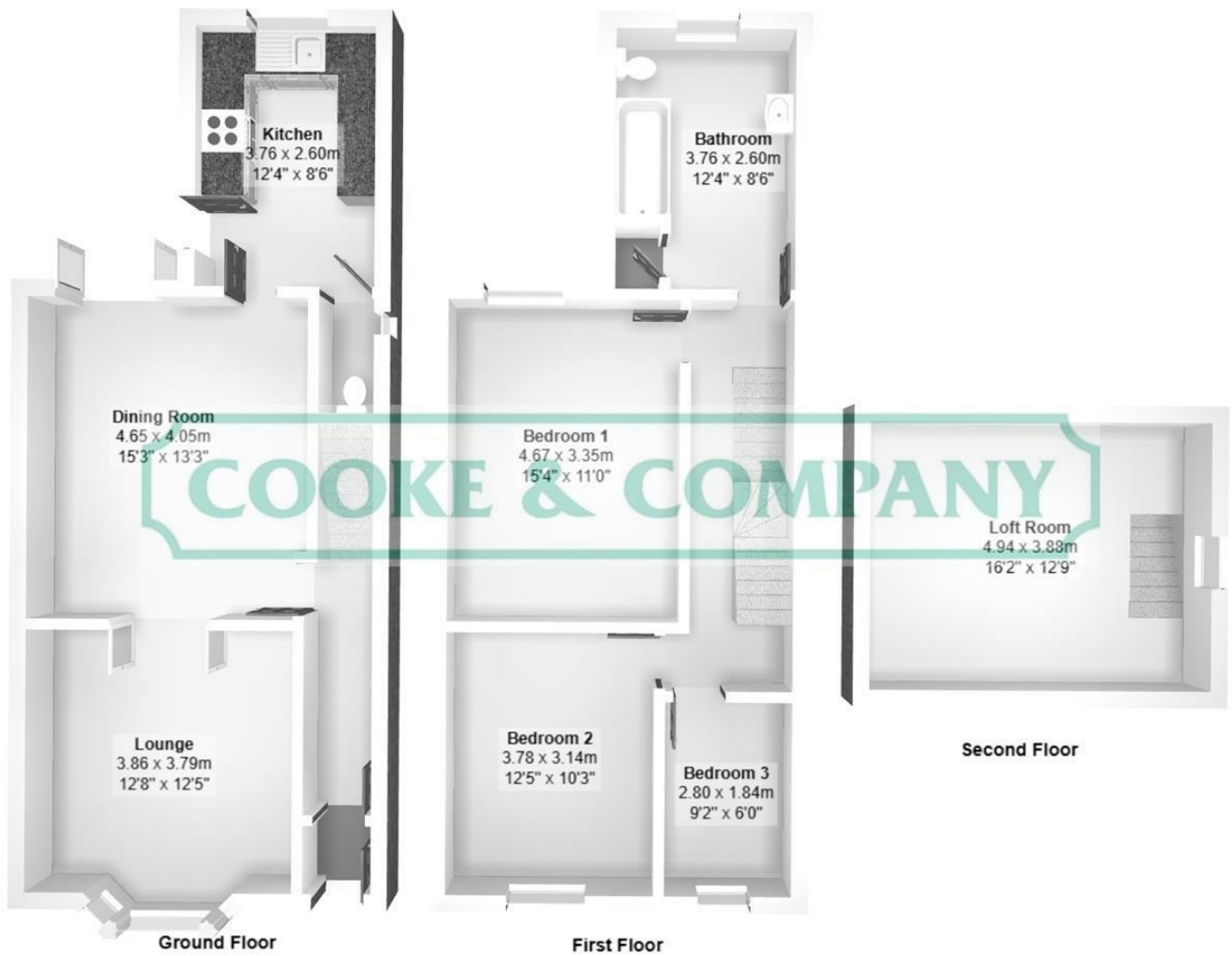
Directions

WN7 4SU



Floor Plan

155 Firs Lane, Leigh



Total Area: 126.5 m² ... 1362 ft²

All measurements are approximate and for display 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 firm's 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	