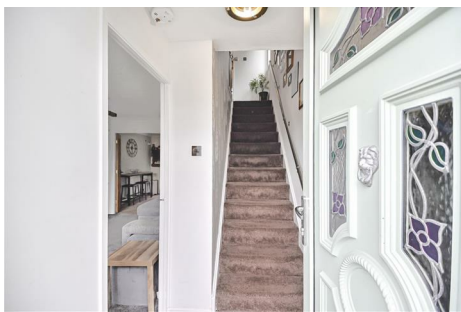


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Shelley Street, Leigh

Situated in a well established residential area is this attractive three bedroom extended detached property offering modern and well-presented living accommodation over two floors with off road parking to the front and a beautiful good-sized private garden to the rear

(NO CHAIN INVOLVED)

Asking Price £259,950

110 Shelley Street

Leigh, WN7 5EX



- SITUATED IN A WELL ESTABLISHED LOCATION
- NO ONWARD CHAIN
- FREEHOLD
- VERY ATTRACTIVE GARDENS
- EXCELLENT FIRST TIME HOME
- OFF ROAD PARKING FOR SEVERAL VEHICLES

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Understairs storage.

LOUNGE

13'0 (max) x 11'2 (max) (3.96m'0.00m (max) x 3.35m'0.61m (max))

Attractive feature fireplace. TV Point. Bay window. Radiator.

KITCHEN/DINING ROOM

14'4 (max) x 9'11 (max) (4.27m'1.22m (max) x 2.74m'3.35m (max))

Fully fitted with base cupboards and wall units, sink with mixer taps. oven, gas hob and extractor. Plumbing for washing machine. French doors to outside. Radiator

UTI;LITY ROOM

7'0 (max) x 6'11 (max) (2.13m'0.00m (max) x 1.83m'3.35m (max))

Door to outside

GARDEN ROOM

10'8 (max) x 7'0 (max) (3.05m'2.44m (max) x 2.13m'0.00m (max))

TV point. Radiator. Indoor bar. Doors to outside

CLOAKROOM/WC

Low level WC. Built in vanity wash basin with storage.

FIRST FLOOR:

LANDING:

BEDROOM

14'4 (max) x 8'5 (max) (4.27m'1.22m (max) x 2.44m'1.52m (max))

Fitted wardrobes. TV point. Radiator

BEDROOM

8'8 (max) x 8'1 (max) (2.44m'2.44m (max) x 2.44m'0.30m (max))

Fitted wardrobes. Radiator

BEDROOM

8'1 (max) x 5'2 (max). (2.44m'0.30m (max) x 1.52m'0.61m (max).)

Fitted wardrobes. Radiator.

BATHROOM

Shower cubicle. Low level WC. Built in vanity wash basin with storage.

OUTSIDE:

GARDENS

The property is garden fronted with a large driveway offering off street parking. To the rear is a beautifully landscaped private garden with established plants and shrubs. In addition, there are two summer houses, covered seating areas, a fully equipped shepherds hut (with separate sleeping accommodation) and an outdoor bar area. The garden is idyllic and provides a perfect space for outdoor entertaining.

TENURE

Freehold

COUNCIL TAX

Council Tax Band B

VIEWING

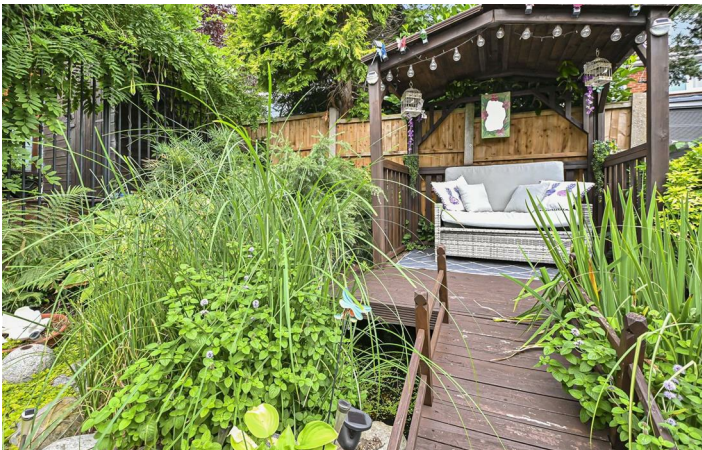
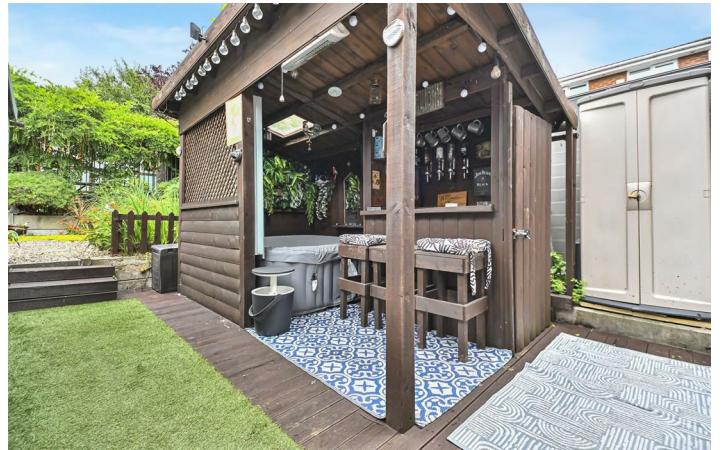
By appointment with the agents as overleaf.

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.

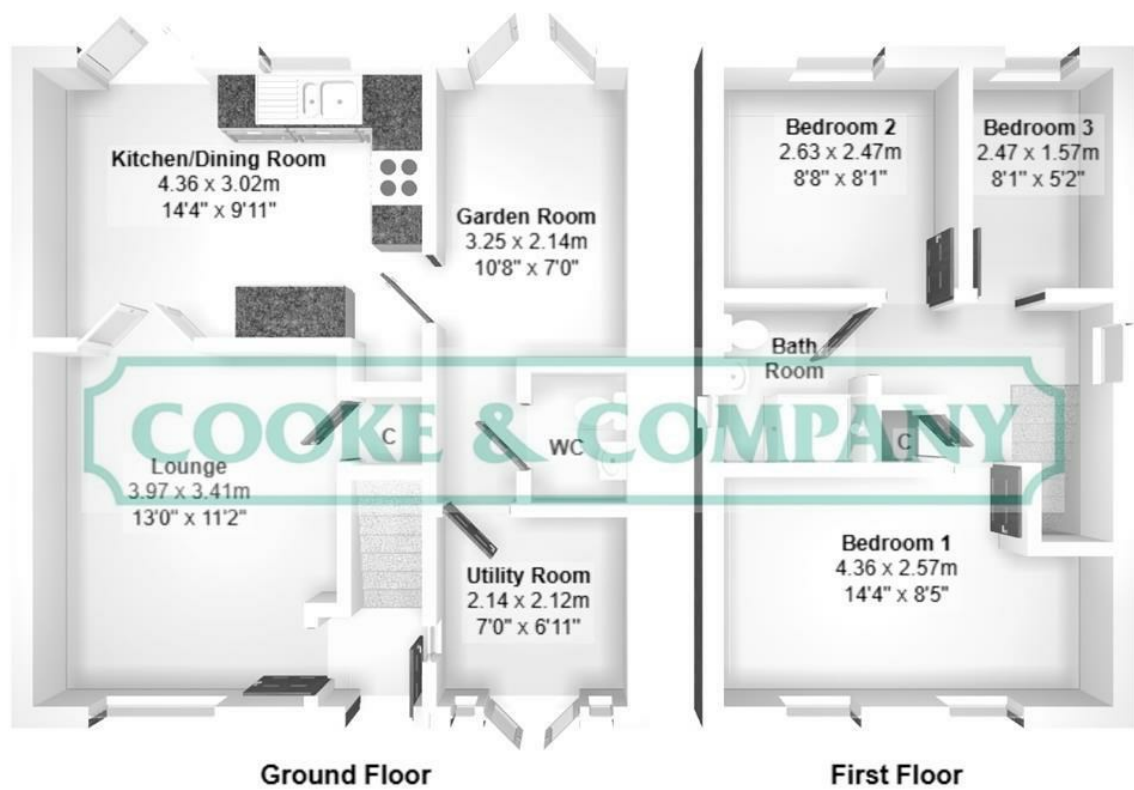


Directions
WN7 5EX



Floor Plan

110 Shelley Street, Leigh



Total Area: 78.9 m² ... 849 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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