

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Chapel Street, Leigh

Situated in a well-established location with good access to the town is this modern and beautifully renovated end terraced house with 3 bedrooms and a courtyard style yard to the rear

PERFECT FOR FAMILIES
IDEAL HOME FOR FIRST TIME BUYER

Asking Price £165,000

178 Chapel Street

Leigh, WN7 2DW



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY

Radiator

LOUNGE

13'7 (max) x 12'11 (max). (3.96m'2.13m (max) x 3.66m'3.35m (max).)

Radiator. Wooden flooring. TV point. French doors leading to dining room.

DINING ROOM

12'6 (max) x 8'7 (max) (3.66m'1.83m (max) x 2.44m'2.13m (max))

Radiator. Wooden flooring. French doors leading to lounge.

KITCHEN

18'4 (max) x 8'1 (max) (5.49m'1.22m (max) x 2.44m'0.30m (max)

Fitted wall and base units. Work surfaces. Sink unit with mixer taps. Plumbing for

washing machine. Built in oven and hob. Built in microwave.

FIRST FLOOR

BEDROOM

12'11 (max) x 10'5 (max). (3.66m'3.35m (max) x 3.05m'1.52m (max).)

Radiator.

BEDROOM

12'11 (max) x 8'7 (max) (3.66m'3.35m (max) x 2.44m'2.13m (max))

Radiator.

BEDROOM

9'7 (max) x 8'7 (max) (2.74m'2.13m (max) x 2.44m'2.13m (max)

Radiator.

BATHROOM

very attractive suite. WC. Bath with overhead shower. Vanity built in wash basin with storage. Modern radiator. Fully tiled.

OUTSIDE

GARDEN

Enclosed courtyard style yard to the rear.

TENURE

Leasehold

VIEWING

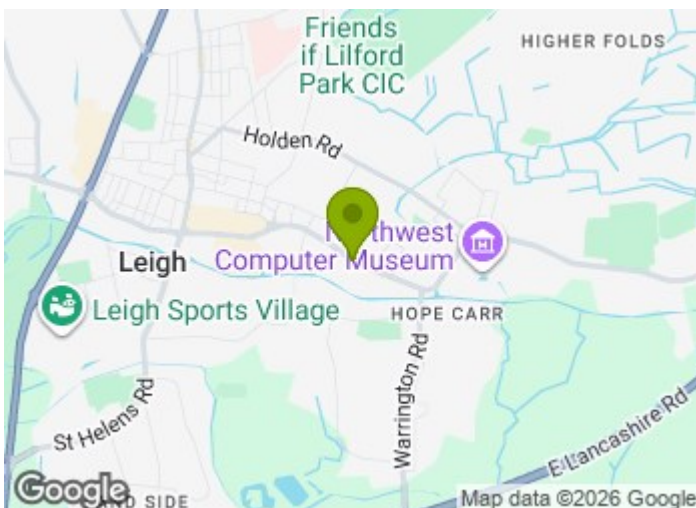
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

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.



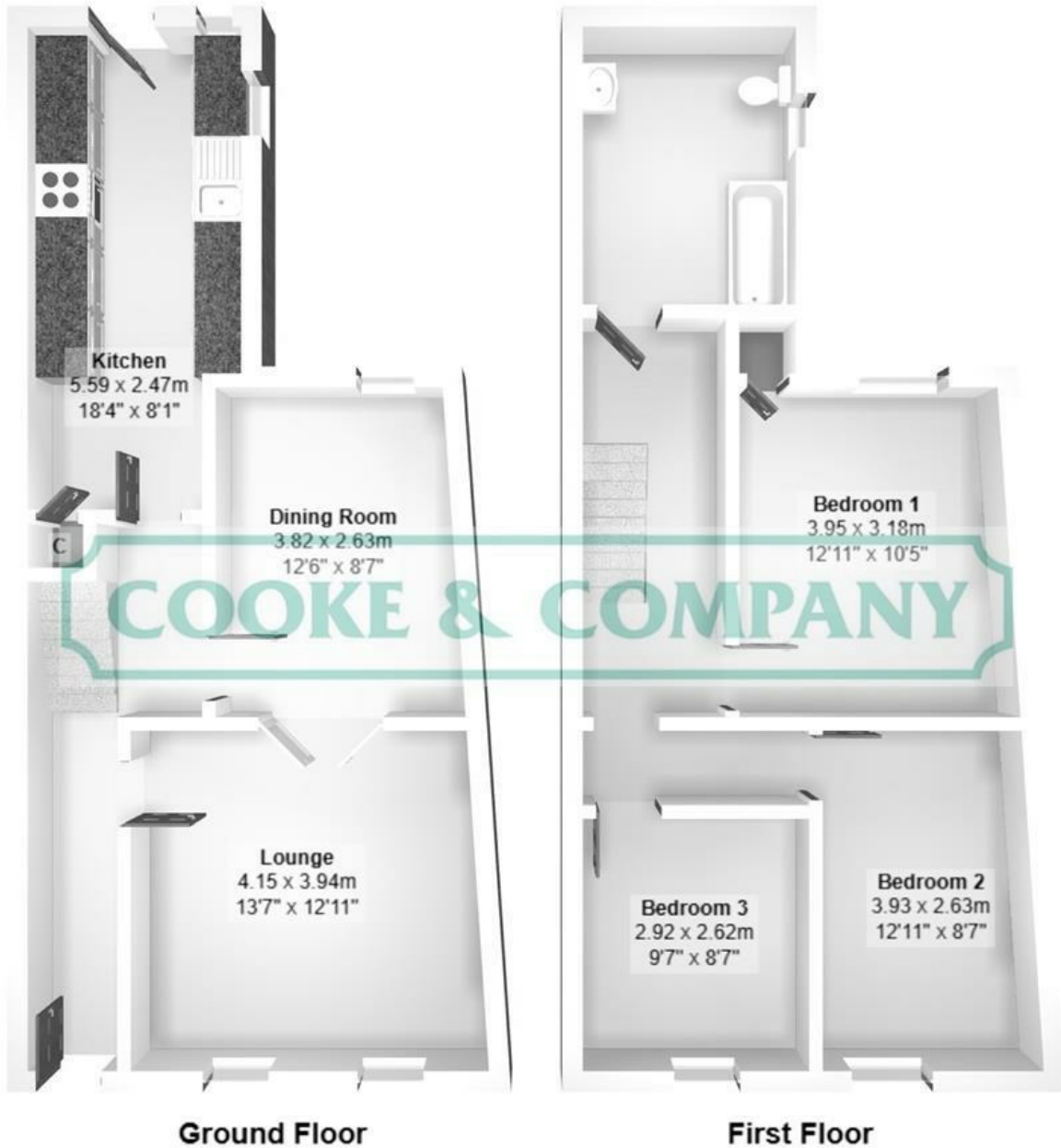
Directions

WN7 2DW



Floor Plan

178 Chapel Street LG9H



Total Area: 101.0 m² ... 1087 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	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82