COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Endsleigh Gardens, Leigh

Situated in an established and popular location is this garden fronted mid terrace property offering ideal first time buyer accommodation over two floors with two bedrooms good access to the town centre and local schools

Asking Price £110,000

7 Endsleigh Gardens

Leigh, WN7 1LR

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- IDEAL HOME FOR A FIRST TIME BUYER
- GAS CENTRAL HEATING/COMBI BOILER
- FULLY DOUBLE GLAZED PROPERTY

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE
14'2 (max) x 10'7 (max) (4.32m (max) x 3.23m (max))
TV point. Radiator. Gas fire.

DINING ROOM
14'6 (max) x 10'2 (max) (4.42m (max) x 3.10m (max))
Radiator. French doors to outside

KITCHEN
8'5 (max) x 7'2 (max) (2.57m (max) x 2.18m (max))
Inset sink. Plumbing for washing machine. Door to outside

FIRST FLOOR:

LANDING:

BEDROOM
14'6 (max) x 11'1 (max) (4.42m (max) x 3.38m (max))
Radiator.

BEDROOM
16'2 (max) x 7'1 (max) (4.93m (max) x 2.16m (max))
Radiator.

BATHROOM
Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail.

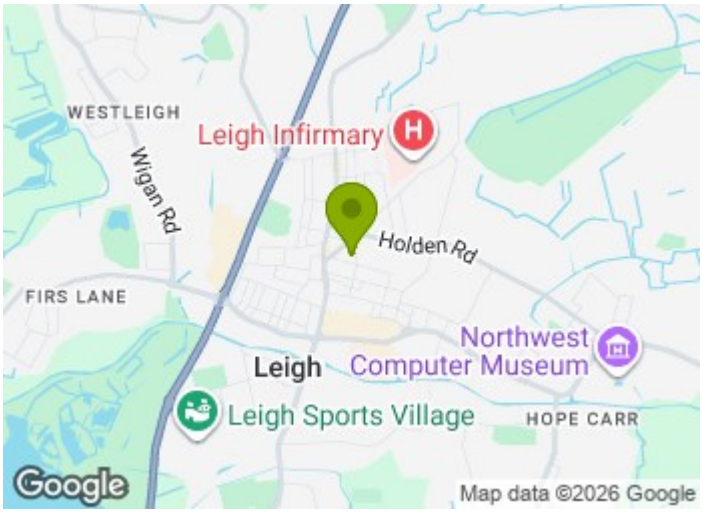
OUTSIDE:
The property is garden fronted. To the rear there is an enclosed courtyard style area.

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

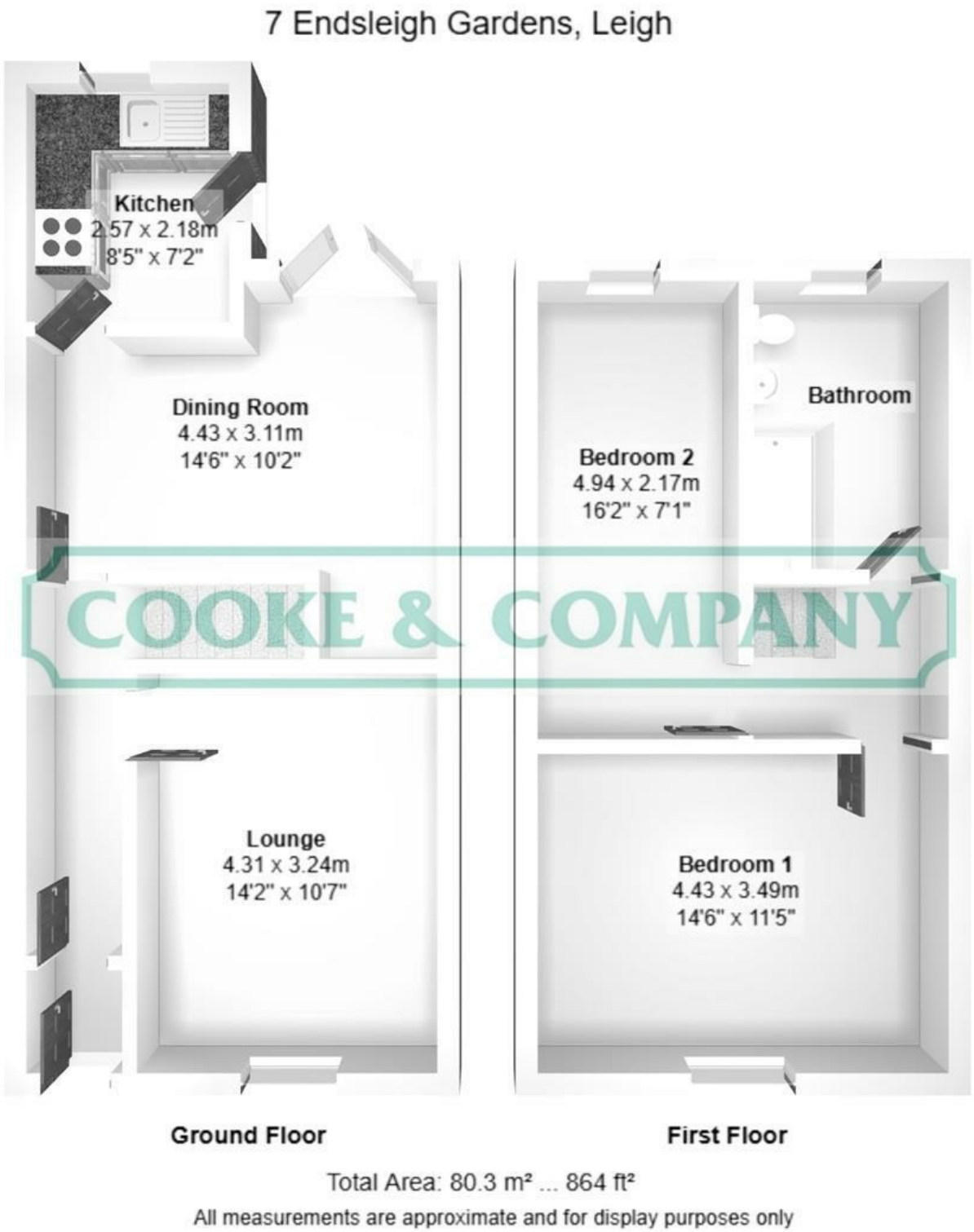
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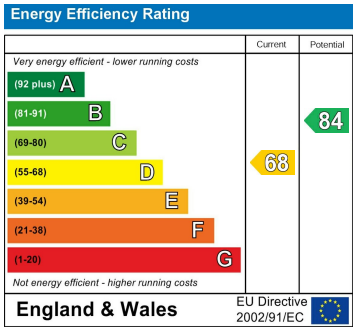




Floor Plan



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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