COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Manchester Road, Leigh

Situated in a popular and sought
after residential location is this
two-bedroom garden fronted semi-detached true bungalow
offering spacious living to include gardens to the front
and to the rear

Asking Price £189,950

367 Manchester Road

Leigh, WN7 2LZ

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- SITUATED IN A SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE
15’11 (max) x 12’11 (max) (4.57m’3.35m (max) x 3.66m’3.35m (max))
Bay window. TV point. Feature fire place. Radiator

KITCHEN
14’2 (max) x 12’1 (max) (4.27m’0.61m (max) x 3.66m’0.30m (max))
Fitted kitchen with wall and base units. Sink unit with mixer tap. Plumbing for washing machine. Radiator. Door to rear of property

BEDROOM
3’0 (max) x 12’11 (max) (0.91m’0.00m (max) x 3.66m’3.35m (max))
Radiator. Built in cupboards. Fireplace.

BEDROOM
10’8 (max) x 9’10 (max) (3.05m’2.44m (max) x 2.74m’3.05m (max))
Radiator.

BATHROOM
Panelled bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled flooring.

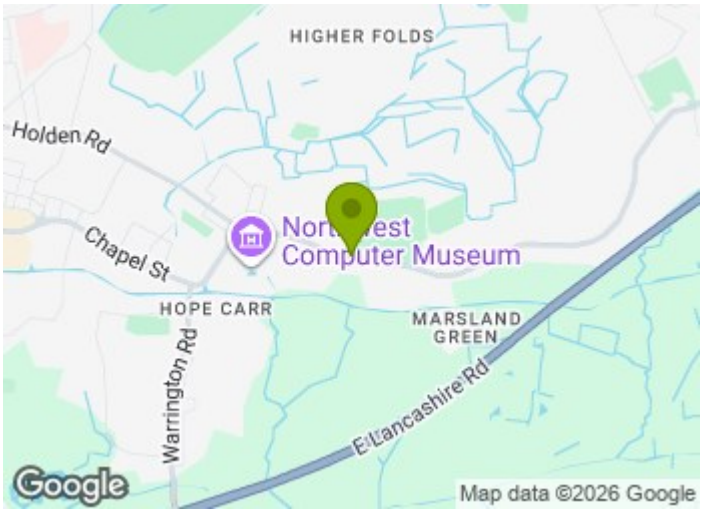
OUTSIDE:
The property is approached by an entrance pathway and is garden fronted with established plants and shrubs to the rear there is a mainly laid to lawn garden with established plants, trees and shrubs and a paved patio area.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band C

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 2lz







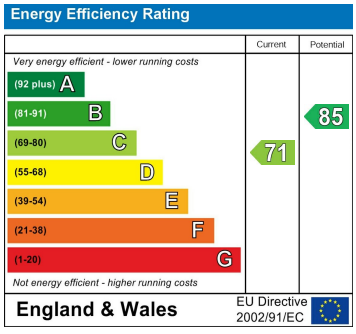




Floor Plan



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.



Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk