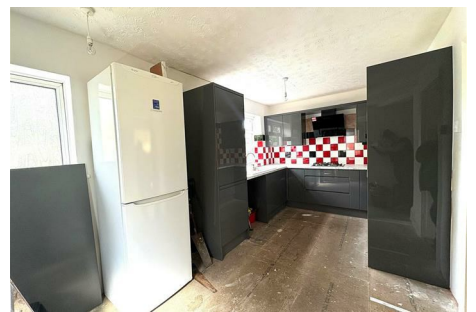
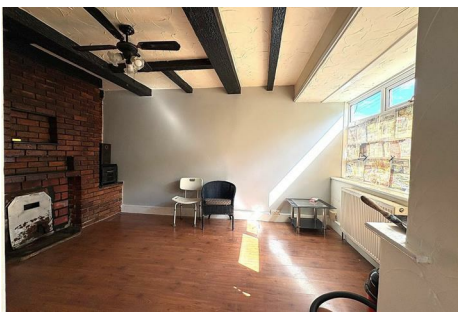


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hulme Road, Leigh

Situated in a very popular and well established residential location with good access to the town centre and local schools/amenities is this two/three bedroom home offering excellent investment opportunity to any FTB/Family/Builder to refurbish/renovate this spacious family home back to life with good sized gardens to the front and rear along with the feature benefits of beautiful open aspect views over Firs Park Lake to the front

(OPEN VIEWS TO THE FRONT OVER LAKE – MUST BE VIEWED)

Asking Price £165,000

56 Hulme Road

Leigh, WN7 5BT



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY

LOUNGE

14'5 (max) x 12'2 (max). (4.27m'1.52m (max) x 3.66m'0.61m (max).)
LOUNGE 14'5 (max) x 12'2 (max). TV Point. Radiator. Fire place. Laminate flooring

KITCHEN/DINING AREA

15'7 (max) x 9'5 (max). (4.57m'2.13m (max) x 2.74m'1.52m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Door to rear of the property

FIRST FLOOR

LANDING

BEDROOM

11'6 (max) x 8'9 (max). (3.35m'1.83m (max) x 2.44m'2.74m (max).)
Fitted wardrobes. Radiator. Could be converted back to three bedrooms

BEDROOM

9'4 (max) x 8'8 (max) (2.74m'1.22m (max) x 2.44m'2.44m (max))
BEDROOM 9'4 (max) x 8'8 (max). Radiator

BATHROOM

Walk in enclosed shower. Wash basin. WC. Radiator.

OUTSIDE

PARKING

The property is garden fronted offering street parking.

GARDENS

Large garden to the rear of the property

TENURE

Freehold

VIEWING

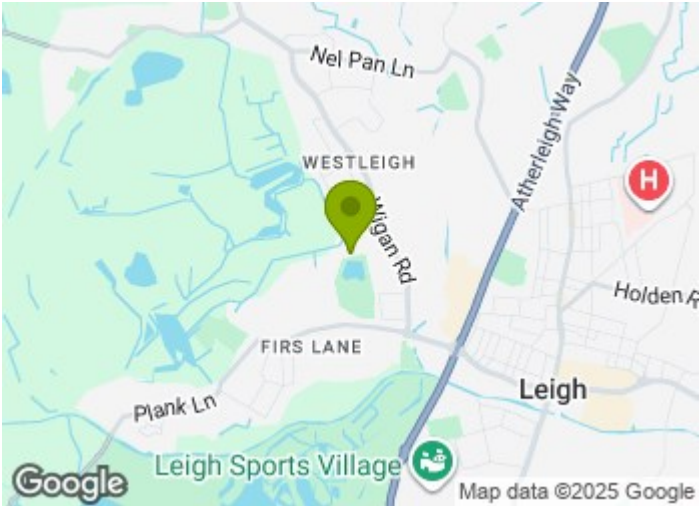
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

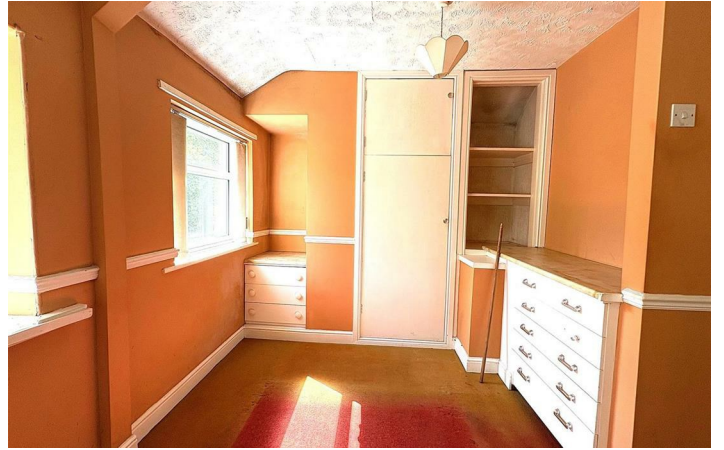
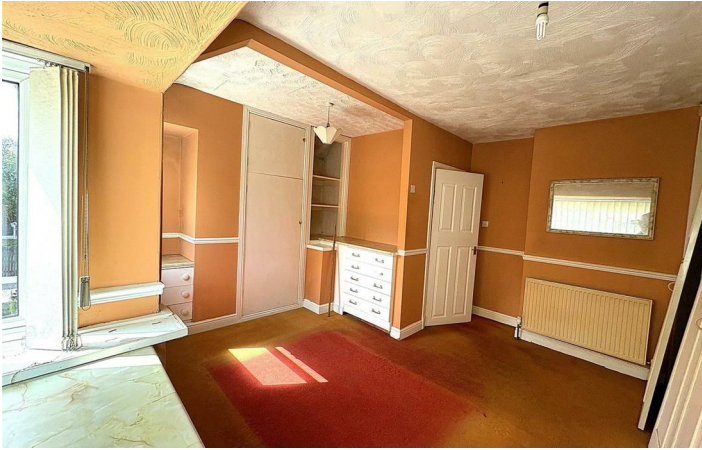
PLEASE NOTE

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.



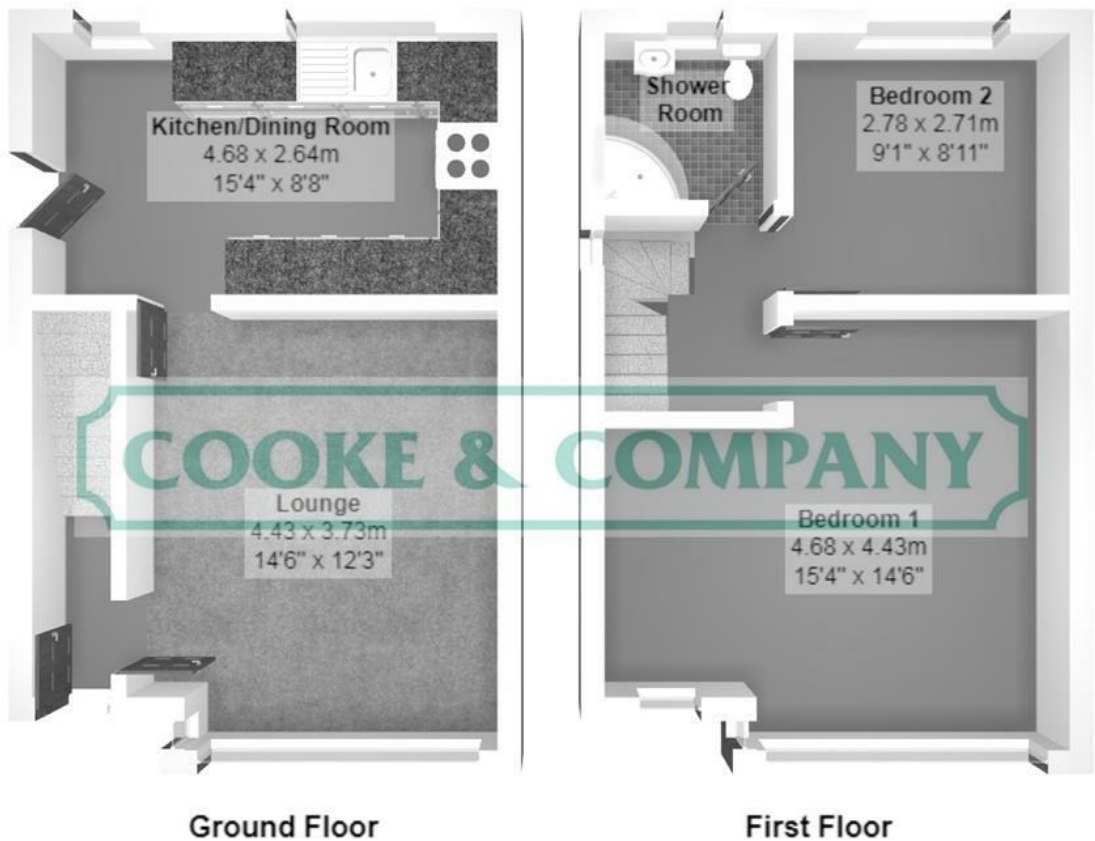
Directions

WN7 5BT



Floor Plan

56 Hulme Road, Leigh



Total Area: 66.0 m² ... 710 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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC