

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Poets Nook, Leigh

Situated in a quiet location but with good access to the Town Centre and Parsonage Retail Park is this two bedroom mid terrace property in a cul de sac position offering ideal first time accommodation to include a raised decking area to the front and enclosed courtyard style area to the rear

**Asking Price £135,000**

# 28 Poets Nook

Leigh, WN7 4DL



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE:

### LOUNGE

14'6 (max) x 13'6 (max) (4.27m'1.83m (max) x 3.96m'1.83m (max) )

Feature Fireplace. TV point. Radiator.

### DINING KITCHEN

14'7 (max) x 10'2 (max) (4.27m'2.13m (max) x 3.05m'0.61m (max) )

Fully fitted with base units and wall cupboards. Oven. Hob. Extractor. Inset sink with mixer tap. Plumbing for washing machine.

## FIRST FLOOR:

## LANDING

### BEDROOM

15'5 (max) x 10'5 (max) (4.57m'1.52m (max) x 3.05m'1.52m (max) )

Radiator.

### BEDROOM

16'7 (max) x 7'2 (max) (4.88m'2.13m (max) x 2.13m'0.61m (max) )

Radiator.

### BATHROOM

### OUTSIDE:

The property is located on a walkway with separate front garden with a raised decking/seating area and a courtyard style area to the rear.

### TENURE

Freehold

### COUNCIL TAX

Council Tax Band A

### VIEWING

By appointment with the agents as over leaf.

### 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



## Directions

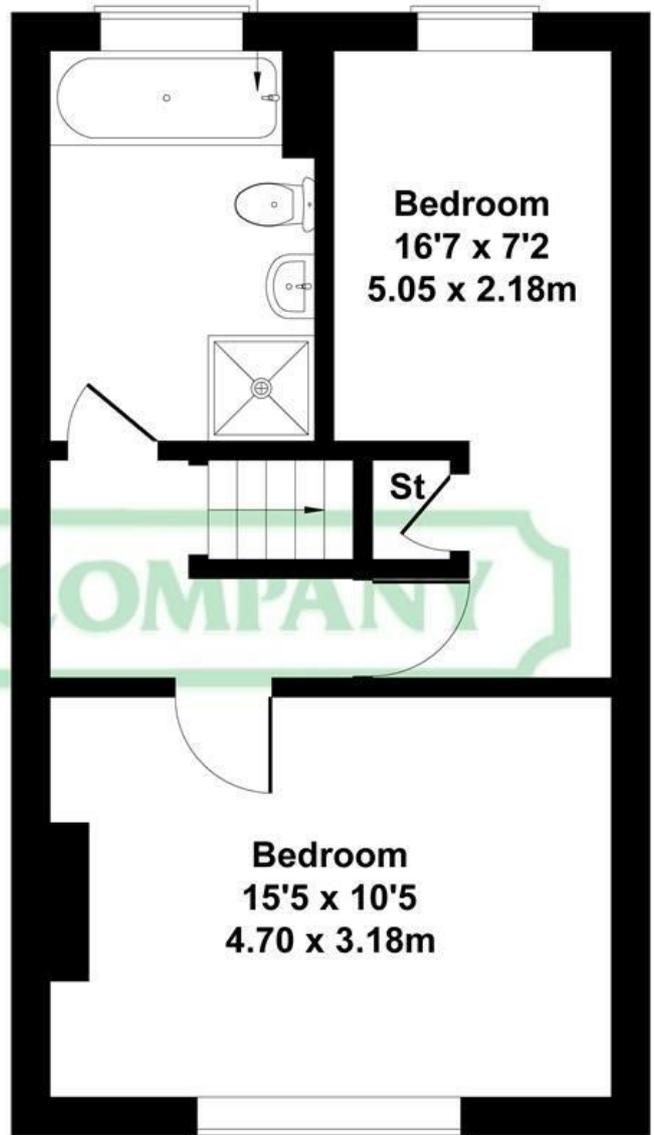
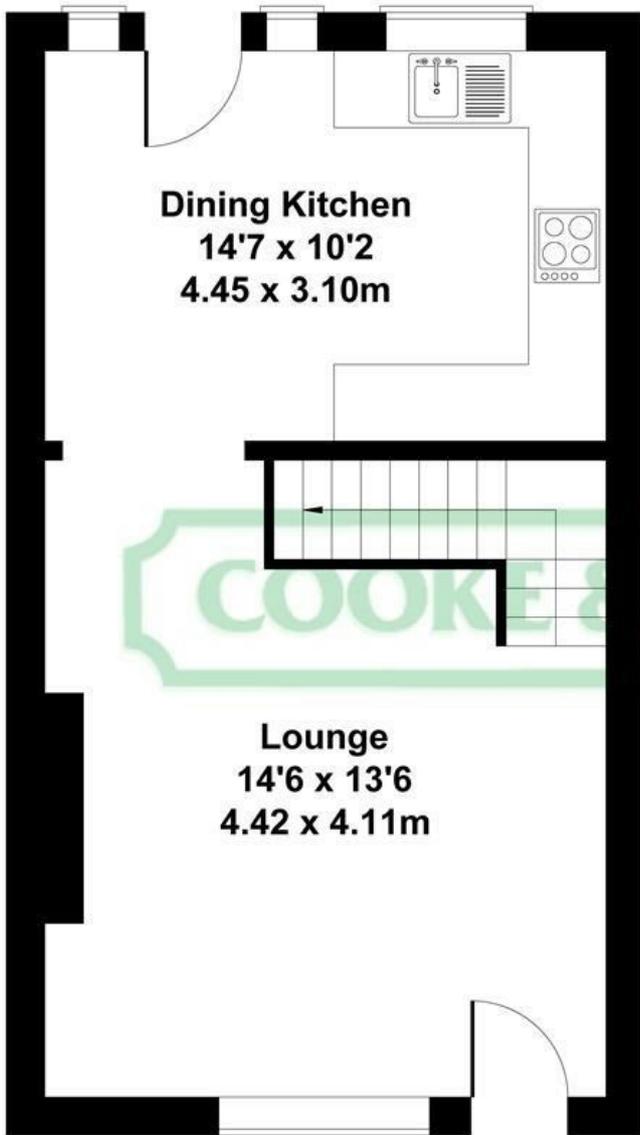
WN7 4DL



## Floor Plan

Approximate Gross Internal Area  
790 sq ft - 73 sq m

Bathroom  
10'1 x 7'3  
3.07 x 2.21m



### GROUND FLOOR

### FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative 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		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	