

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Swallowfield, Leigh

Situated in a very popular residential location and a short walk to the Town Centre and access to local schools and commuter and social routes to Manchester is this modern semi-detached property with three bedrooms offering an excellent first home with gardens to the front and rear to include garage and off road parking

NO ONWARD CHAIN  
50% SHARE BEING SOLD AND  
50% RENT PAYABLE OF £147.18 PCM

**50% Shared Ownership**

## In further the accommodation comprises :

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### GROUND FLOOR:

LOUNGE 13'2 (max) x 12'0 (max) TV Point. Radiator.

DINING AREA 10'10 (max) x 7'0 (max) Radiator. Double doors to rear garden.

KITCHEN 9'9 (max) x 7'5 (max) Fitted with base units and wall cupboards. Inset sink with mixer tap. Electric cooker point. Plumbing for washing machine. Gas fired central heating boiler. Tiled floor.

### FIRST FLOOR:

#### LANDING

BEDROOM 12'9 (max) x 7'4 (max) Radiator.

BEDROOM 10'11 (max) x 7'1 (max) Radiator.

BEDROOM 7'4 (max) x 7'2 (max) Radiator.

BATHROOM Panelled Bath. Pedestal wash hand basin. Low level Wc. Radiator. Part tiled walls.

### OUTSIDE:

PARKING : The property benefits a garage and associated off road parking.

GARDENS To the front and rear.

TENURE Leasehold.

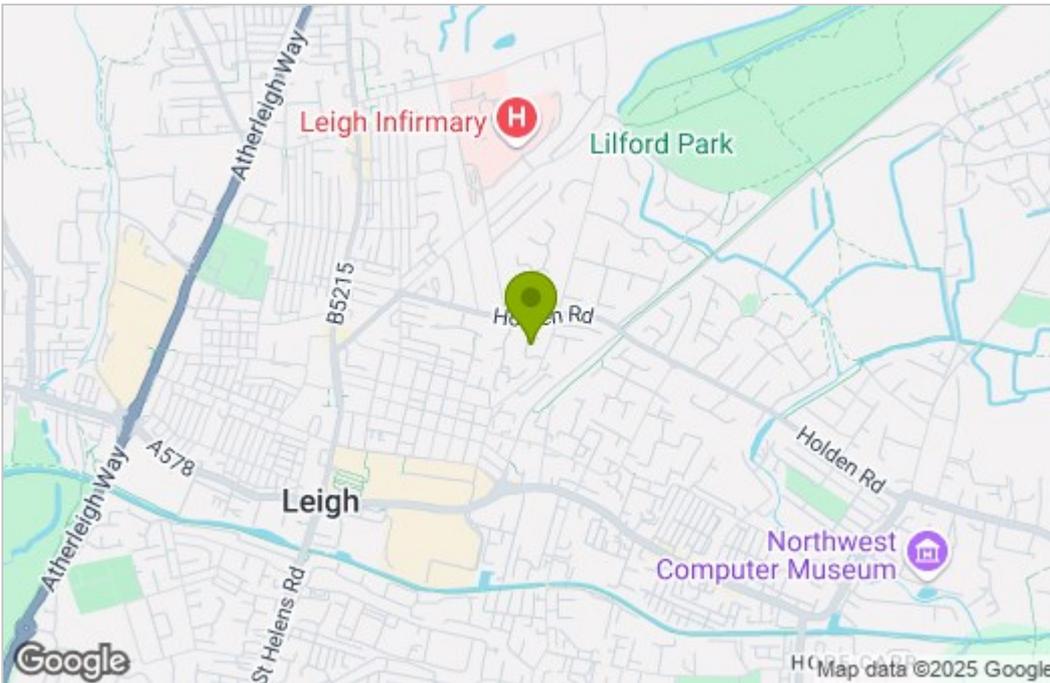
COUNCIL AND TAX BAND Wigan Council Tax Band B.

VIEWING By appointment with the agents as overleaf.

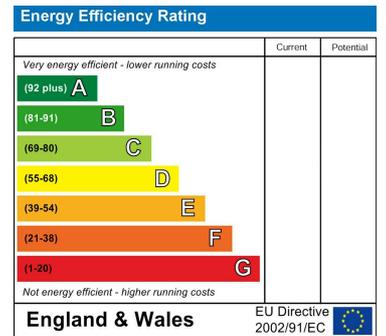
SERVICES (NOT TESTED) No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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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