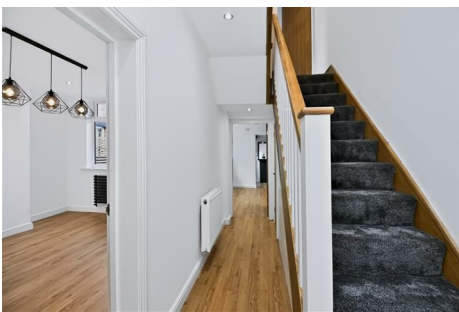


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Church Street, Leigh

Situated in a well established residential location just a short distance from Leigh Town Centre is this stunning refurbished three bedroom mid terrace property with cellar offering modernised and contemporary living over three floors to include low maintenance gardens and a detached garage. Offered with no onward chain.

Asking Price £299,000

45 Church Street

Leigh, WN7 1AY



- STUNNING TERRACE PROPERTY
- CLOSE TO TOWN CENTRE
- CONTEMPORARY LIVING ACCOMMODATION
- NO ONWARD CHAIN
- THREE BEDROOMS & CELLAR ROOM
- MUST BE VIEWED

In further detail the property comprises: -

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

Radiator, stairs leading to lower floor and first floor.

LOUNGE

15'4"(max) x 12'11"(max) (4.69m(max) x 3.96m(max))

Bay window, TV point, vertical radiator x 2.

DINING ROOM

12'9"(max) x 11'3"(max) (3.89m(max) x 3.43m(max))

Radiator

KITCHEN

16'6"(max) x 7'8"(max) (5.05m(max) x 2.35m(max))

Modern fitted kitchen comprising of wall and base units, sink unit with mixer taps, worktops and splashback, oven and hob with extractor over, built in dishwasher,

LOWER FLOOR

CELLAR

17'5"(max) x 14'11"(max) (5.31m(max) x 4.57m(max))

Radiator.

FIRST FLOOR

BEDROOM

12'9"(max) x 11'3"(max) (3.91m(max) x 3.44m(max))

Radiator.

BEDROOM

12'6"(max) x 11'3"(max) (3.83m(max) x 3.44m(max))

Radiator, views to Leigh Cenotaph

BEDROOM

9'1"(max) x 7'11"(max) (2.77m(max) x 2.43m(max))

Radiator.

BATHROOM

Contemporary three piece suite comprising of low level W.C., vanity hand wash basin and shower cubicle with waterfall shower, heated towel rail x 2, part tiled walls, tiled flooring.

OUTSIDE

To the front is an enclosed, low maintenance

garden with raised flower beds whilst to the rear is an enclosed garden with decking area and raised flowerbeds and shrubs.

GARAGE

16'0"(max) x 8'11"(max) (4.88m(max) x 2.74m(max))

A detached garage sits to the rear of the property.

TENURE

Leasehold.

COUNCIL TAX

Wigan Council Tax Band A

VIEWINGS

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

Sat Nav WN7 1AY



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC