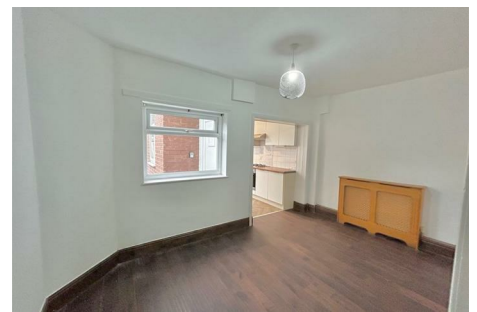


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Hindley Green

Situated in a very popular location is this two bedroom garden fronted mid terrace property offering excellent first time accommodation and generous sized living accommodation over two floors to include an enclosed courtyard style area to the rear.

(EXCELLENT FIRST TIME HOME)

Offers In The Region Of £127,500

219 Leigh Road

Hindley Green, WN2 4XG



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

14'0 (max) x 13'9 (max) (4.27m'0.00m (max) x 3.96m'2.74m (max))
Gas fire and surround. TV point. Radiator.

DINING ROOM

14'0 (max) x 8'2 (max). (4.27m'0.00m (max) x 2.44m'0.61m (max).)
Radiator.

KITCHEN

11'0 (max) x 8'8 (max) (3.35m'0.00m (max) x 2.44m'2.44m (max))
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Built in oven. Gas hob. Extractor fan. Plumbing for washing machine

FIRST FLOOR:

LANDING

BEDROOM

14'3 (max) x 14.1 (max) (4.27m'0.91m (max) x 4.27m.0.30m (max))
Radiator.

BEDROOM

10'8 (max) x 7'3 (max) (3.05m'2.44m (max) x 2.13m'0.91m (max))
Radiator.

BATHROOM

6'5 (max) x 5'0 (max). (1.83m'1.52m (max) x 1.52m'0.00m (max).)
Panelled bath with overhead shower. Pedestal wash hand basin. Low level WC.

OUTSIDE:

The property is garden fronted with an enclosed low maintenance courtyard style area to the rear. In addition the property offers off street parking to the rear.

TENURE

Leasehold

VIEWING

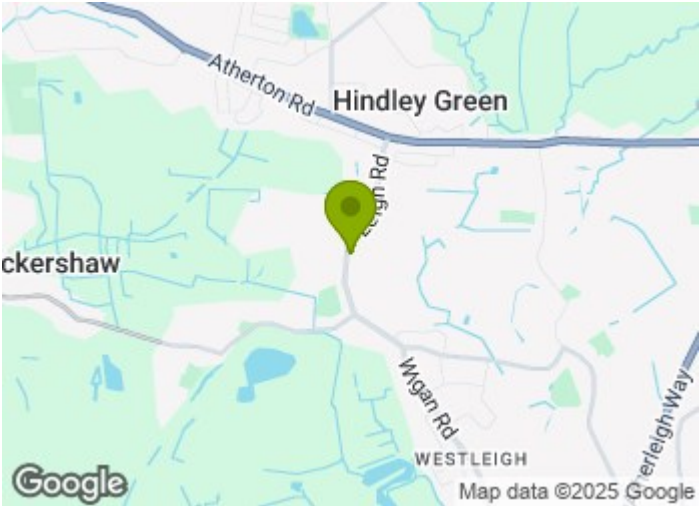
By appointment with the agents over leaf.

COUNCIL TAX

Council Tax Band A

PLEASE NOTE

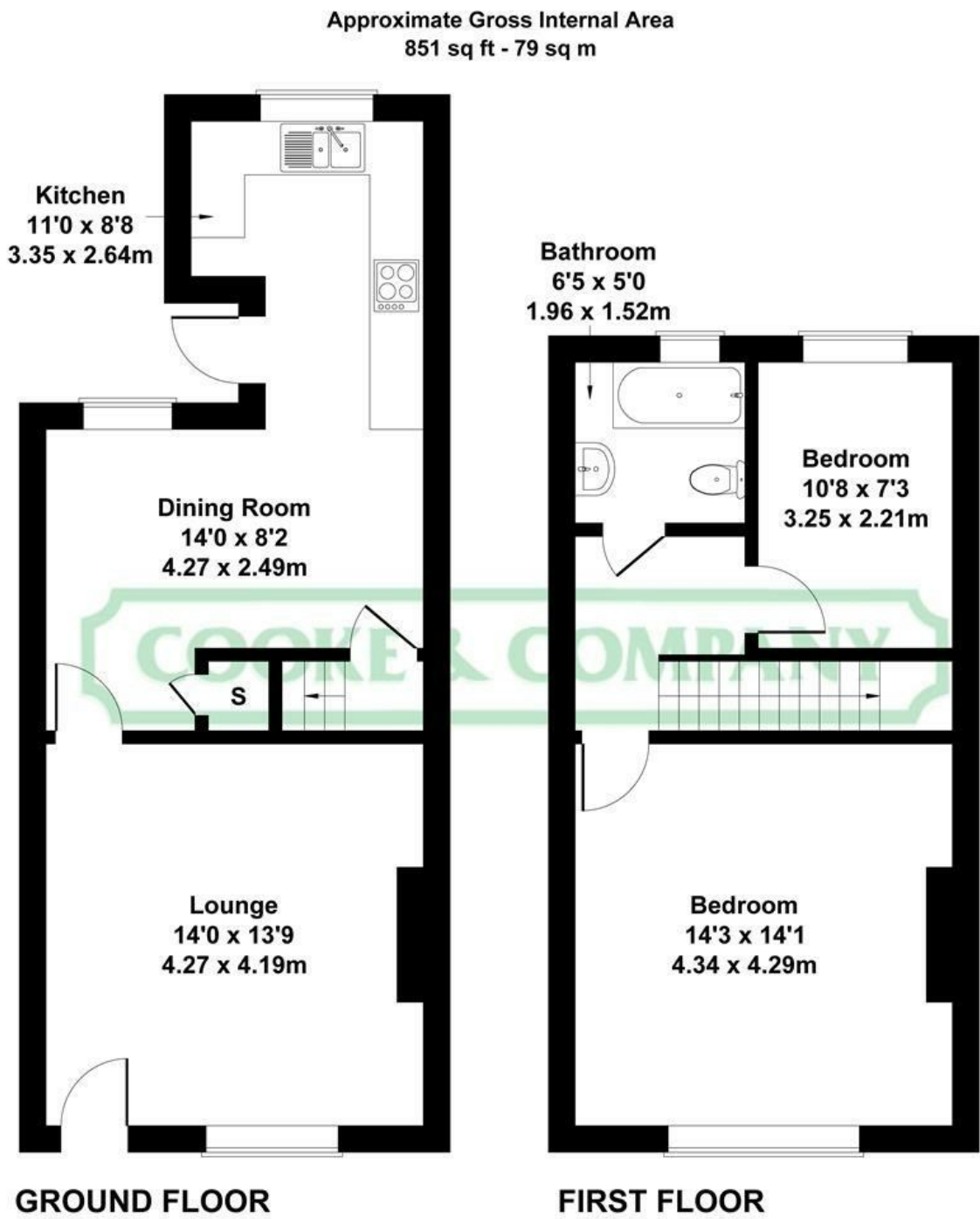
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN2 4XG



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
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 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 67 | 78 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |