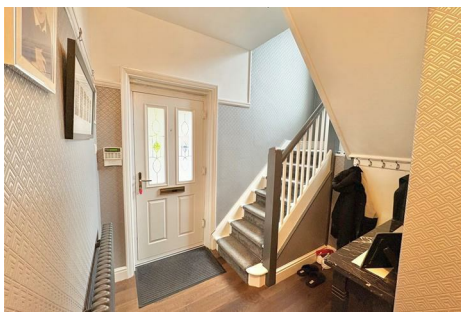


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Warrington Road, Leigh

Situated in a well-established residential location with good access to the town centre is this three-bedroom 1930's individually built character detached home to include a conservatory with off road parking to the front and a large garden to the rear.

Asking Price £350,000

151 Warrington Road

Leigh, WN7 3XE



- VIEWING HIGHLY RECOMMENDED
- 1930'S INDIVIDUALLY BUILT DETACHED HOME

In further detail the property includes: On the ground floor: entrance, lounge, dining room, kitchen/dining room, utility room/store and conservatory. Whilst on the first floor there are three bedrooms and a family bathroom. The property has gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE

Radiator

LOUNGE

13'0 (max) x 12'3 (max) (3.96m (max) x 3.73m (max))
Bay window. Electric feature fire. TV point. Radiator.

DINING ROOM

13'3 (max) x 13'0 (max) (4.04m (max) x 3.96m (max))
Bay window. Wooden flooring. Radiator.

KITCHEN/DINING ROOM

18'9 (max) x 11'0 (max) (5.72m (max) x 3.35m (max))
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Built in oven. Gas hob. Extractor fan. Breakfast bar. Radiator. Door to outside.

UTILITY/STORE ROOM:

CONSERVATORY

12'8 (max) x 5'7 (max) (3.86m (max) x 1.70m (max))
Radiator. Doors to garden.

FIRST FLOOR:

LANDING

BEDROOM

13'0 (max) x 12'4 (max) (3.96m (max) x 3.76m (max))
Bay window, Radiator.

BEDROOM

13'2 (max) x 13'0 (max) (4.01m (max) x 3.96m (max))
Radiator

BEDROOM

14'3 (max) x 10'11 (max) (4.34m (max) x 3.33m (max))
Radiator

BATHROOM

Roll top bath with overhead shower, Wash basin. Low level WC. Heated towel rail.

OUTSIDE:

PARKING

The front of the property has a block paved driveway offering ample off-road parking

GARDEN

The property is garden fronted and mainly laid to lawn with established plants, trees and shrubs. There is a large garden to the rear which is mainly laid to lawn with raised flowerbeds, established shrubs and trees. There is also a paved patio area ideal for outdoor entertaining.

TENURE

Leasehold

VIEWING

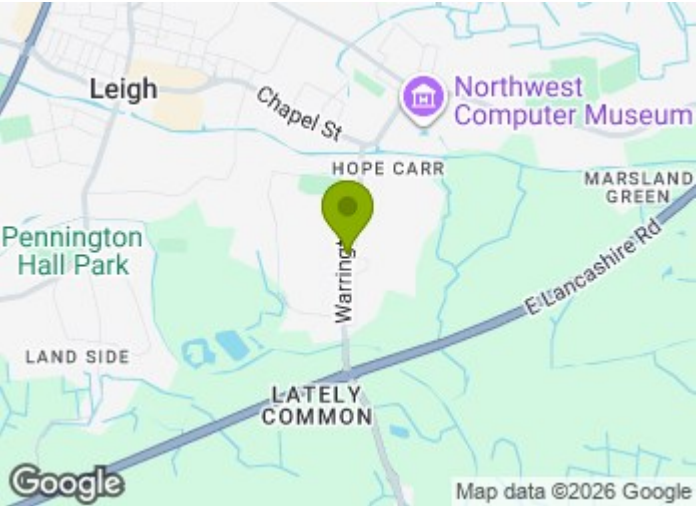
By appointment with the agents as overleaf.

COUNCIL TAX

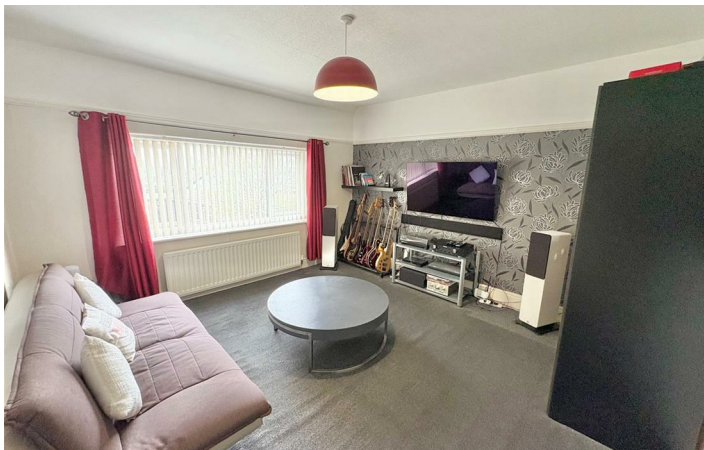
Council Tax Band E

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.

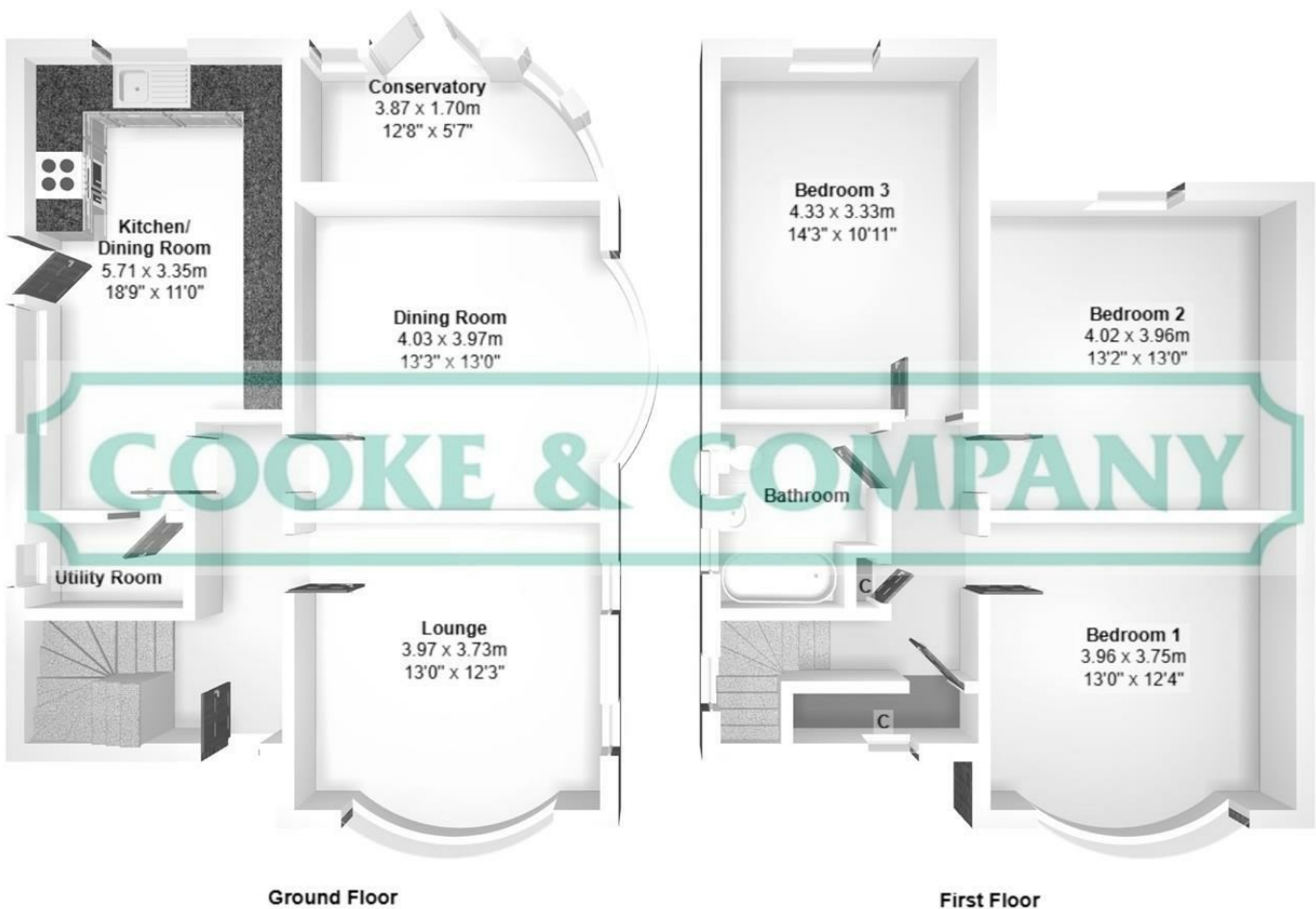


Directions
WN7 3XE



Floor Plan

151 Warrington Road, Leigh



Total Area: 135.0 m² ... 1453 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.

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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	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		