

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hope Carr Road, Leigh

Situated in an established residential area with good access to local schools and commuter routes is this well proportioned end of terrace property with three bedrooms to include gardens to the front, side and rear and the benefit of a large driveway offering ample off road parking

**Asking Price £180,000**

# 212 Hope Carr Road

Leigh, WN7 3AJ



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

**LOUNGE**

13'9 (max) x 12'5 (max) (3.96m'2.74m (max) x 3.66m'1.52m (max) )  
Brick fireplace with gas fire. TV Point. Radiator.

**DINING KITCHEN**

10'12 (max) x 15'7 (max) (3.05m'3.66m (max) x 4.57m'2.13m (max) )  
Fully fitted with wall and base cupboards. Sink unit with mixer tap. Built in double oven. Gas hob. Extractor. Plumbing for washing machine. French doors to outside.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

9'0 (max) x 11'2 (max). ( 2.74m'0.00m (max) x 3.35m'0.61m (max). )  
Radiator.

**BEDROOM**

12'5 (max) x 7'9 (max) (3.66m'1.52m (max) x 2.13m'2.74m (max) )  
Radiator.

**BEDROOM**

7'4 (max) x 9'6 (max) ( 2.13m'1.22m (max) x 2.74m'1.83m (max) )  
Radiator.

**BATHROOM**

Panelled bath. Pedestal wash hand basin. Low Level WC. Fully tiled walls.

**OUTSIDE**

**PARKING**

The property is approached by a large driveway offering ample off street parking.

**GARDENS**

There are gardens to the front, side and rear with the possibility to build an extension. The gardens are mainly laid to lawn and the rear has a paved patio area.

**TENURE**

Freehold

**COUNCIL TAX**

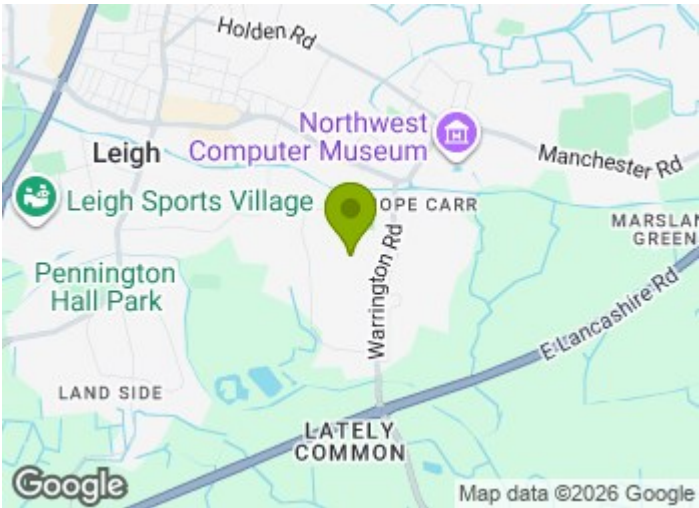
Council Tax Band A

**VIEWING**

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**  
WN7 3AJ





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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