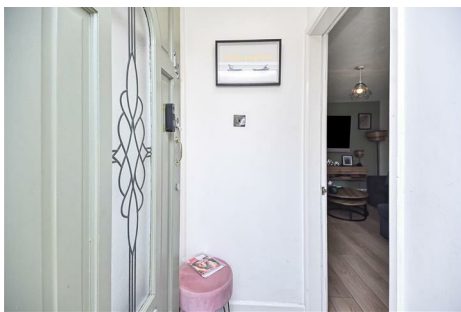


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Telford Crescent, Leigh

Situated in a popular residential area is this semi detached dormer style property offering well-proportioned family accommodation with three bedrooms, gardens to the front and rear and a paved driveway offering ample off-street parking

Asking Price £210,000

14 Telford Crescent

Leigh, WN7 5LY



- POPULAR RESIDENTIAL LOCATION

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL:

LOUNGE

15'11 (max) x 14'7 (max). (4.57m'3.35m (max) x 4.27m'2.13m (max).)
TV point. Radiator. Open plan staircase .

KITCHEN/DINING ROOM

14'7 (max) x 8'2 (max). (4.27m'2.13m (max) x 2.44m'0.61m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Patio door to conservatory.

CONSERVATORY

12'4 (max) x 11'9 (max) (3.66m'1.22m (max) x 3.35m'2.74m (max))
Radiator. French doors to rear garden.

FIRST FLOOR

BEDROOM

14'3 (max) x 8'3 (max). (4.27m'0.91m (max) x 2.44m'0.91m (max).)
Radiator

BEDROOM

9'10 (max) x 8'3 (max) (2.74m'3.05m (max) x 2.44m'0.91m (max))
Radiator

BEDROOM

9'6 (max) x 5'10 (max). (2.74m'1.83m (max) x 1.52m'3.05m (max).)
Radiator

SHOWER ROOM

Walk in shower. Low level WC. Built in vanity wash basin.

OUTSIDE

PARKING

The property offers a paved driveway offering ample off street parking

GARDENS

The property is garden fronted. To the rear the garden is low maintenance with a paved patio area, ideal for outdoor entertaining.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

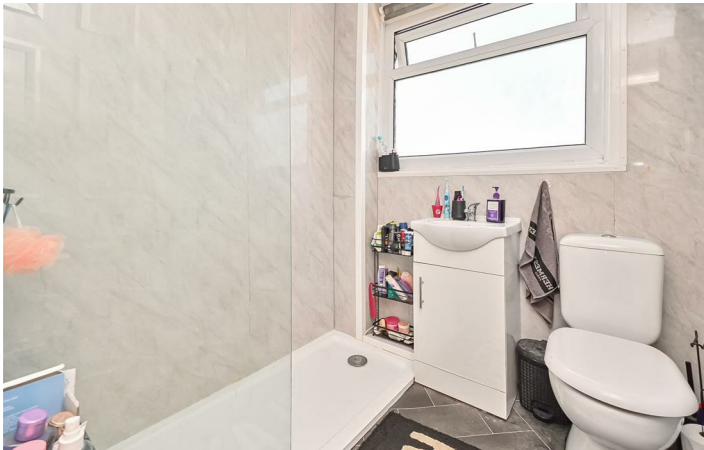
PLEASE NOTE

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.

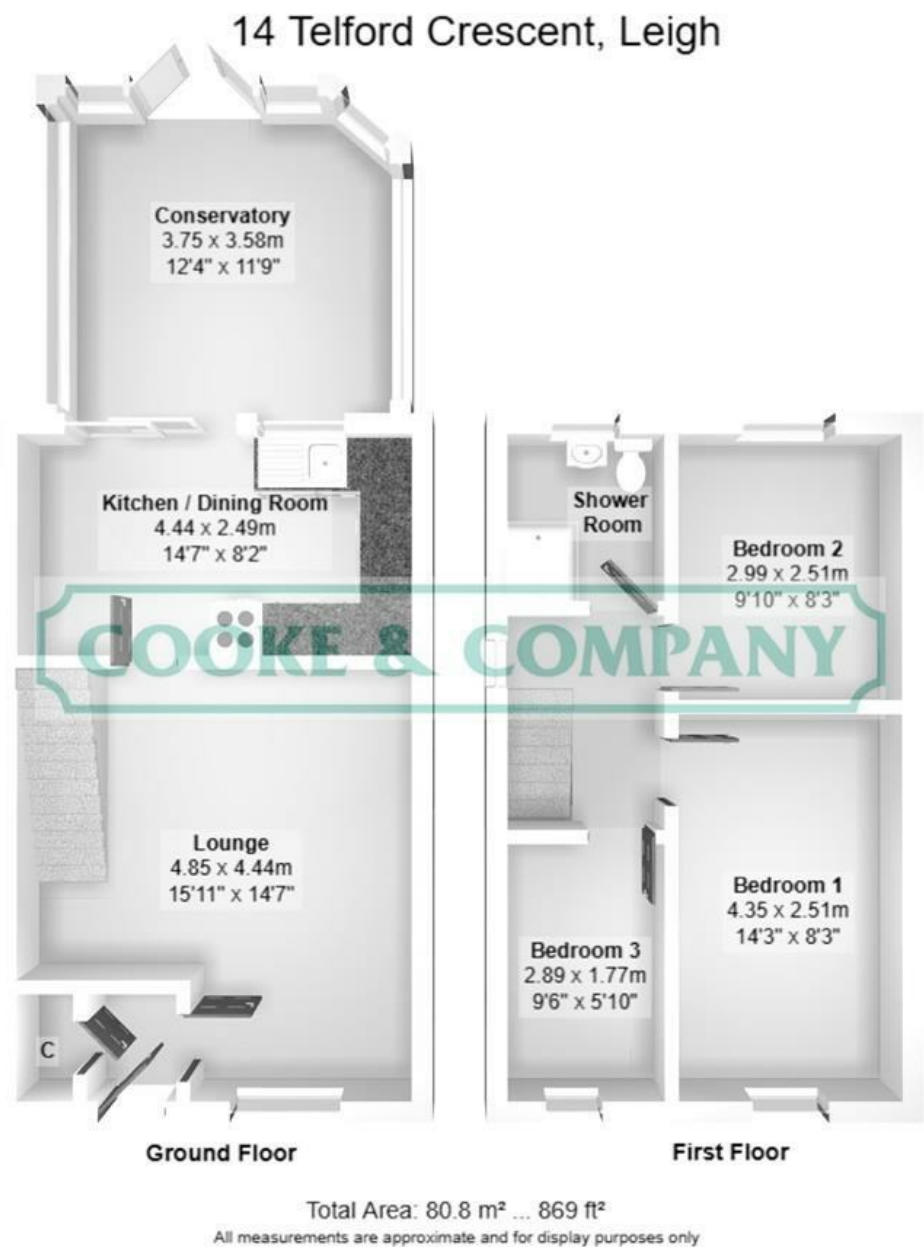


Directions

WN7 5LY



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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Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC