

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manchester Road, Leigh

Situated in a popular and sought after residential location is this two-bedroom garden fronted semi-detached true bungalow offering spacious living to include gardens to the front and to the rear

Asking Price £199,950

367 Manchester Road

Leigh, WN7 2LZ



- SITUATED IN A SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE

15'11 (max) x 12'11 (max) (4.57m'3.35m (max) x 3.66m'3.35m (max))
Bay window. TV point. Feature fire place. Radiator

KITCHEN

14'2 (max) x 12'1 (max) (4.27m'0.61m (max) x 3.66m'0.30m (max))
Fitted kitchen with wall and base units. Sink unit with mixer tap. Plumbing for washing machine. Radiator. Door to rear of property

BEDROOM

3'0 (max) x 12'11 (max) (0.91m'0.00m (max) x 3.66m'3.35m (max))
Radiator. Built in cupboards. Fireplace.

BEDROOM

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

BATHROOM

Panelled bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled flooring.

OUTSIDE:

The property is approached by an entrance pathway and is garden fronted with established plants and shrubs to the rear there is a mainly laid to lawn garden with established plants, trees and shrubs and a paved patio area.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band C

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 2lz



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		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	