COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Congresbury Road, Leigh

Situated in a very
popular and well established
location with good access to the town centre
is this five-bedroom detached family home
offering excellent living accommodation over two floors
to include ample off-road parking to the front and a good
sized low maintenance private rear garden

Asking Price £260,000

6 Congresbury Road

Leigh, WN7 5DY

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- SITUATED IN A VERY POPULAR LOCATION
- PLANNING PERMISSION FOR AN EXTENSION

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL.

LOUNGE
14'4 (max) x 12'6 (max) (4.27m'1.22m (max) x 3.66m'1.83m (max))
Bay window. TV point. Radiator. Feature fire and surround. Wooden flooring.

DINING AREA
10'1 (max) x 7'8 (max) (3.05m'0.30m (max) x 2.13m'2.44m (max))
Doors with access to the rear garden

KITCHEN
9'6 (max) x 7'10 (max) (2.74m'1.83m (max) x 2.13m'3.05m (max))
Fitted kitchen with wall and base cupboards. Work surfaces. Sink unit. Oven. Gas hob. Extractor hood. Plumbing for washing machine.

BEDROOM
15'2 (max) x 7'7 (max) (4.57m'0.61m (max) x 2.13m'2.13m (max))
Radiator. TV point. Private entrance from the front of the property.

ENSUITE
Wet room style shower. Low level WC.

FIRST FLOOR:

LANDING

BEDROOM
13'8 (max) x 8'7 (max (3.96m'2.44m (max) x 2.44m'2.13m (max)
Radiator.

BEDROOM
12'3 (max) x 9'1 (max) (3.66m'0.91m (max) x 2.74m'0.30m (max))
Radiator.

BEDROOM
9'6 (max) x 8'10 (max). (2.74m'1.83m (max) x 2.44m'3.05m (max).)
Radiator.

BEDROOM
9'2 (max) x 6'6 (max). (2.74m'0.61m (max) x 1.83m'1.83m (max).)
Radiator.

BATHROOM
Bath. Pedestal hand wash basin. Low level WC. Tiled walls.

OUTSIDE:
The property is approached over an entrance driveway which provides ample off road parking to the front

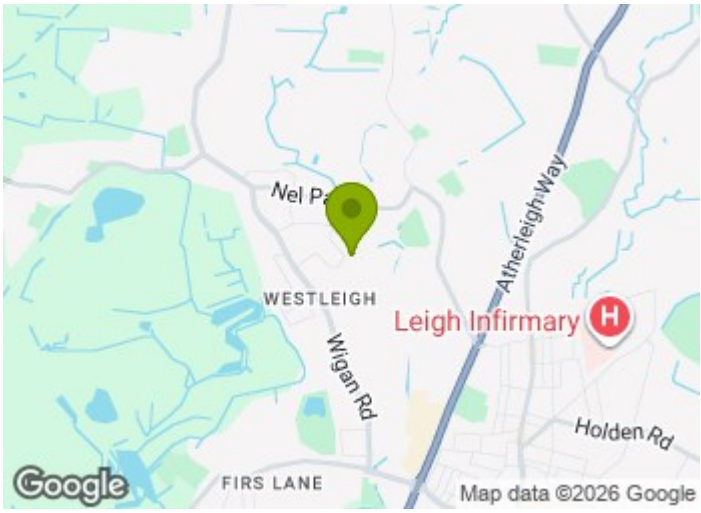
GARDENS
The front garden is laid with artificial grass. To the rear is a large fully fenced garden with plants and shrubs and is laid with artificial grass and has a paved patio area perfect for outdoor entertaining.

TENURE
Freehold

VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX
Council Tax Band C

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 5DY

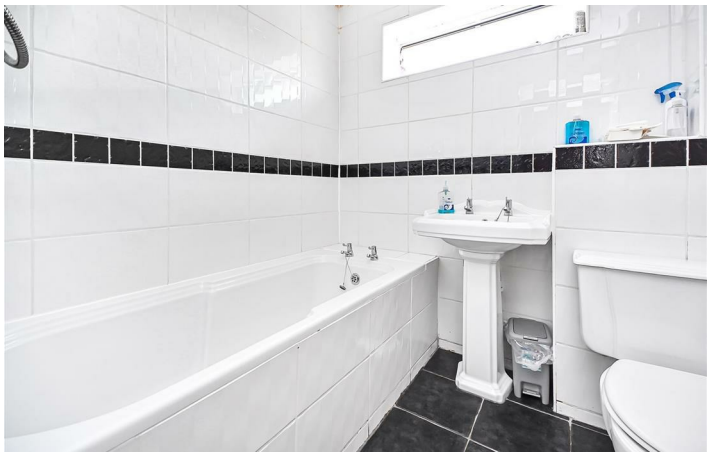














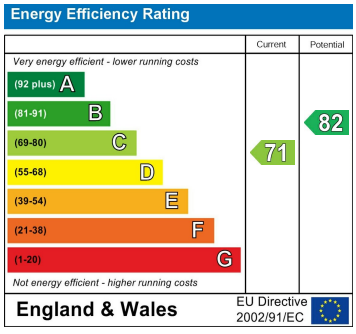


Floor Plan



Total Area: 101.3 m² ... 1090 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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