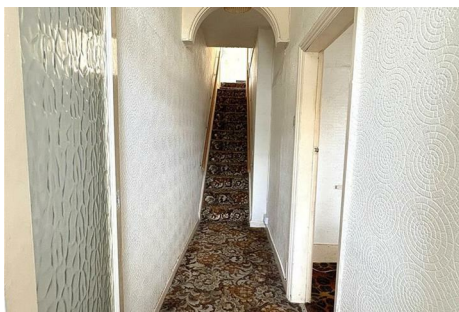


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh End, Glazebury

Situated in a well-established residential location with good access to the town with excellent transport links is this two bedroom garden fronted terraced house with a courtyard style area to the rear

IDEAL PROPERTY FOR A FIRST TIME BUYER
UPDATING REQUIRED
VACANT PROPERTY

Asking Price £179,950

471 Leigh End

Glazebury, WA3 5NS



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/VESTIBULE.

LOUNGE

14'2 (max) x 11'5 (max). (4.27m'0.61m (max) x 3.35m'1.52m (max).)
TV point. Fire.

KITCHEN

8'2 (max) x 7'4 (max) (2.44m'0.61m (max) x 2.13m'1.22m (max))
Wall and base cupboards. Work surfaces. Plumbing for washing machine. Door to rear garden

DINING ROOM

14'4 (max) x 12'3 (max). (4.27m'1.22m (max) x 3.66m'0.91m (max).)
Gas fire.

FIRST FLOOR

BEDROOM

15'5 (max) x 11'6 (max). (4.57m'1.52m (max) x 3.35m'1.83m (max).)

BEDROOM

14'8 (max) x 9'6 (max). (4.27m'2.44m (max) x 2.74m'1.83m (max).)

BATHROOM

Panelled bath. Wash basin. WC.

OUTSIDE

GARDENS

Garden fronted. There is a courtyard style area to the rear. In addition, there is a lawned communal garden.

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.

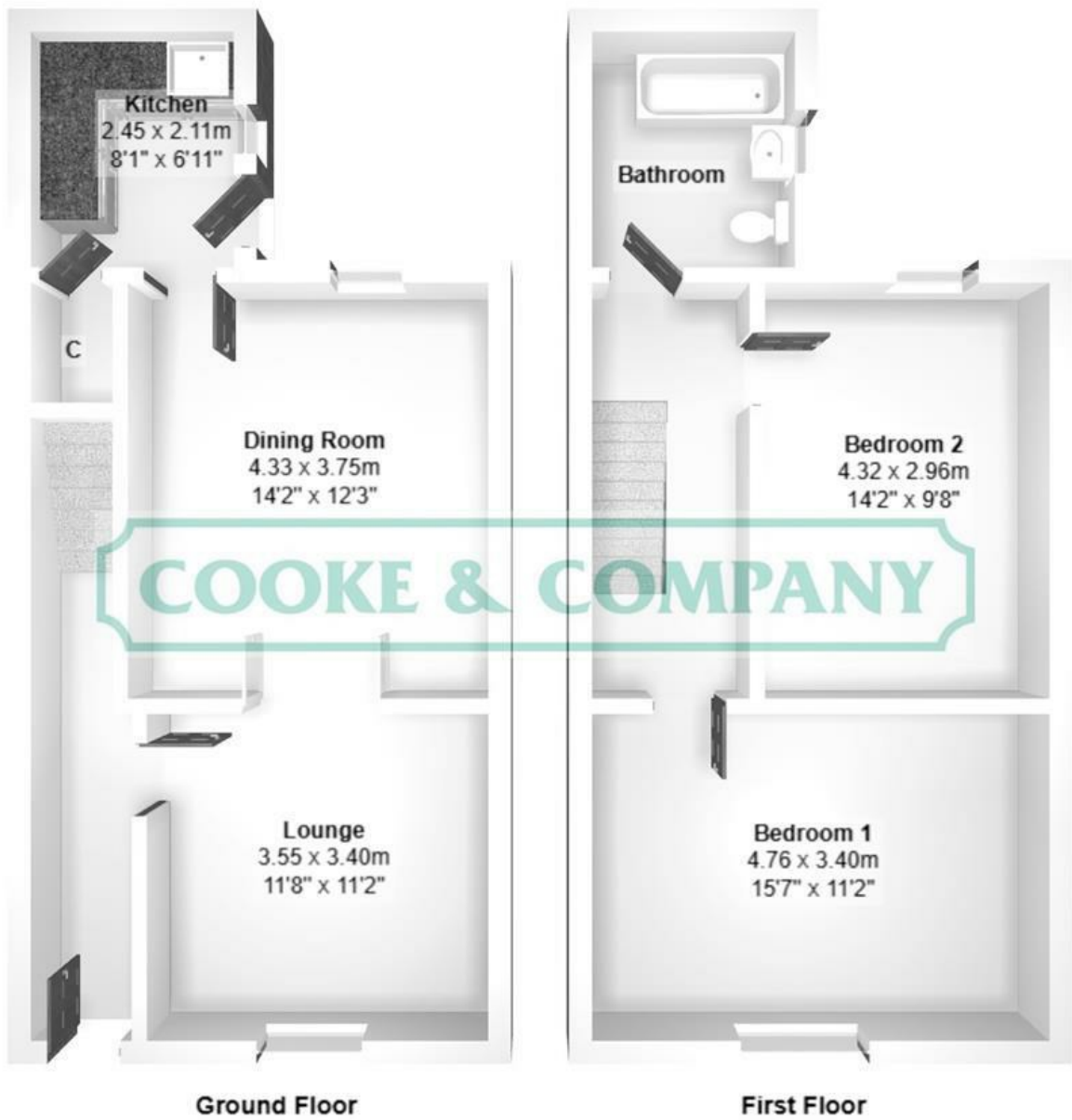


Directions
WA3 5NS



Floor Plan

471 Warrington Road Glazebury



Total Area: 86.1 m² ... 926 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC