

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Lowood Street, Leigh

Situated in a very popular and sought after location is this well presented throughout three bedroom family home offering good first time accommodation with good access to the town centre/retail park and Firs Park to include excellent sized gardens to the rear

(MUST BE VIEWED – IDEAL FIRST TIME HOME)

**Asking Price £175,000**

# 36 Lowood Street

Leigh, WN7 5AN



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

Radiator.

### LOUNGE

13'1 (max) x 10'8 (max) ( 3.96m'0.30m (max) x 3.05m'2.44m (max) )

Feature fireplace with surround. Feature wooden flooring. Bay window. Radiator.

### DINING KITCHEN

16'5 (max) x 8'6 (max) ( 4.88m'1.52m (max) x 2.44m'1.83m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in store cupboard. Built in gas cooker and hob. French doors to outside patio area/gardens. Radiator.

## FIRST FLOOR:

### LANDING

### BEDROOM FRONT

13'4 (max) x 8'11 (max) ( 3.96m'1.22m (max) x 2.44m'3.35m (max) )

Radiator.

### BEDROOM REAR

10'6 (max) x 9'7 (max) ( 3.05m'1.83m (max) x 2.74m'2.13m (max) )

Radiator.

### BEDROOM FRONT

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

Radiator.

### BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level Wc. Tiled walls. Radiator.

## OUTSIDE:

### GARDENS

The property is garden fronted with an

enclosed larger than average garden to the rear, mainly laid to lawn with feature patio/play rear, flowerbeds and borders.

## TENURE

Leasehold.

## VIEWING

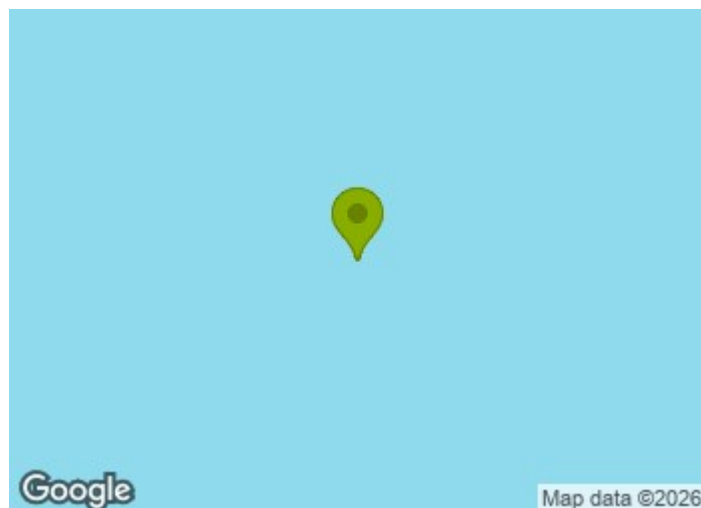
By appointment with the agents as overleaf.

## COUNCIL TAX BAND

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## 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

Sat nav ref: WN7 5AN



# Floor Plan

## 36 Lowood Street Leigh



Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>  
 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 firm's 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	