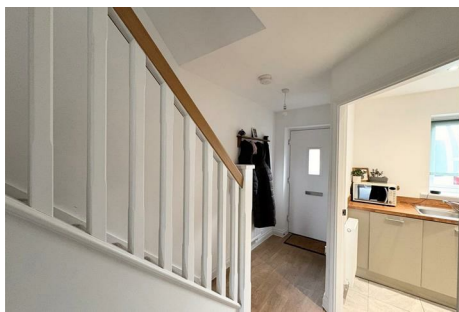


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Meadowmead, Leigh

Situated in a well-established quiet cul de sac position with good access to the town and transport links is this modern and beautifully presented two bedroom mews house with parking for two vehicles and a garden to the rear

IDEAL HOME FOR A FIRST TIME BUYER

Asking Price £209,950

5 Meadowmead

Leigh, WN7 3GB



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY

Radiator.

LOUNGE

12'6 (max) x 13'3 (max). (3.66m'1.83m (max) x 3.96m'0.91m (max).)

French doors to garden. TV Point. Radiator

KITCHEN

8'9 (max) x 8'3 (max). (2.44m'2.74m (max) x 2.44m'0.91m (max).)

Fully fitted modern kitchen with wall and base cupboards. Tiled flooring. Sink unit with mixer taps. Built in oven. Hob.

Extractor. Plumbing for washing machine. Radiator

CLOAKROOM/WC

WC Toilet: Wash basin

FIRST FLOOR:

LANDING

Radiator

BEDROOM

12'7 (max) x 9'4 (max) (3.66m'2.13m (max) x 2.74m'1.22m (max))

Radiator.

BEDROOM

9'7 (max) x 12'6 (max). (2.74m'2.13m (max) x 3.66m'1.83m (max).)

Radiator.

BATHROOM

Bath with overhead shower fitment Shower screen. Wash basin. Low level WC.

OUTSIDE:

GARDENS

The property has allocated parking for two vehicles to the front of the property. There is an enclosed garden which is fully fenced and mainly laid to lawn to the rear.

TENURE

Leasehold

VIEWING

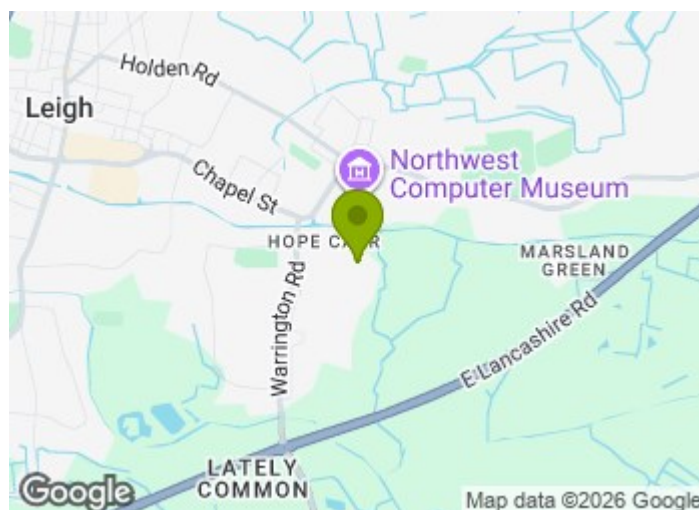
By appointment with the agents as overleaf.

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 3GB





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			98
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	