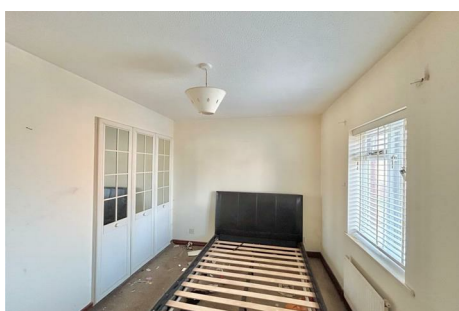


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Linnet Drive, Leigh

Situated within a modern development with good access to the town and Lilford Park is this two bedroom end of row family home offering ideal first time accommodation to include gardens to three sides and off road parking to the front

IN NEED OF MODERNISATION

Asking Price £175,000

5 Linnet Drive

Leigh, WN7 2GE



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE/DINING ROOM

15'5 (max) x 12'3 (max) (4.57m'1.52m (max) x 3.66m'0.91m (max))

LOUNGE/DINING ROOM: 15'5 (max) x 12'3 (max) TV point. Radiator. Doors to rear.

KITCHEN

8'9 (max) x 8'7 (max) (2.44m'2.74m (max) x 2.44m'2.13m (max))

KITCHEN: 8'9 (max) x 8'7 (max) Fully fitted with wall and base cupboards. Sink unit. Plumbing for washing machine.

FIRST FLOOR:

LANDING:

BEDROOM

12'1 (max) x 8'8 (max) (3.66m'0.30m (max) x 2.44m'2.44m (max))

Radiator.

BEDROOM

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

Radiator.

BATHROOM

6'4 (max) x 6'2 (max) (1.83m'1.22m (max) x 1.83m'0.61m (max))

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE:

PARKING

The property is approached over an entrance driveway which provides off road parking.

GARDENS

The property is garden fronted with the addition of gardens to the side and the rear

TENURE

Leasehold

VIEWING

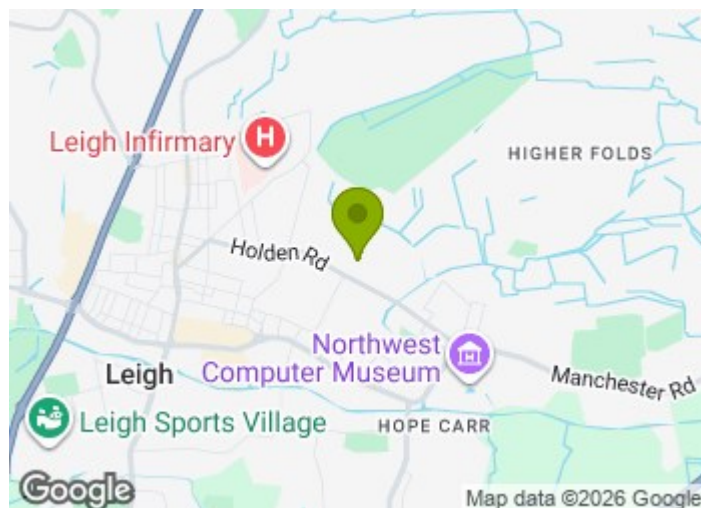
By appointment with the agent as overleaf.

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

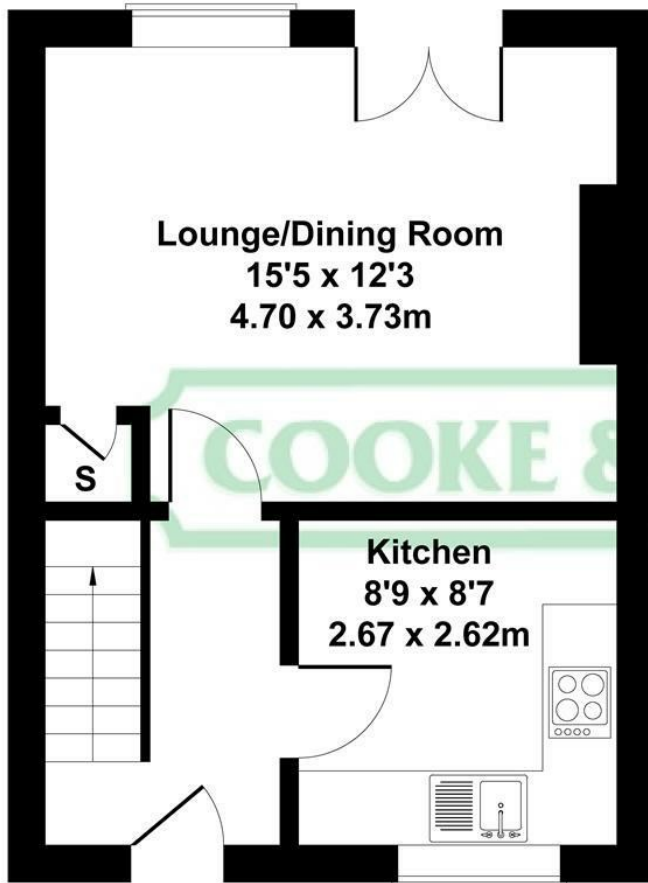
WN7 2GE



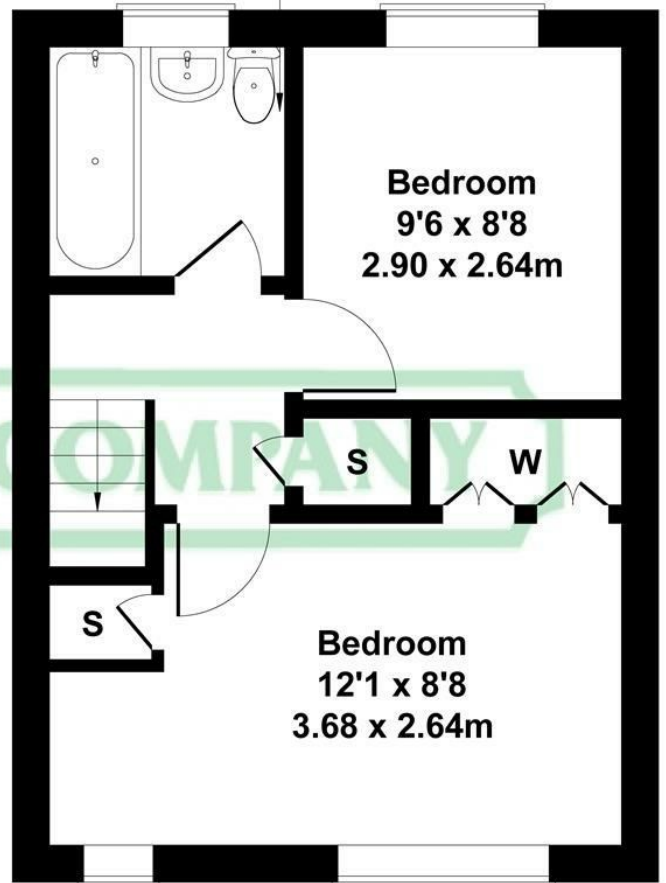
Floor Plan

Approximate Gross Internal Area
663 sq ft - 62 sq m

Bathroom
6'4 x 6'2
1.93 x 1.88m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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	