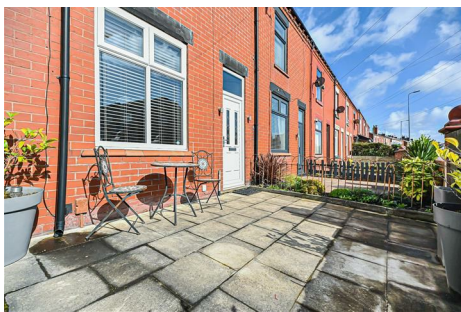


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Hindley Green

Situated in a very popular location is this very attractive throughout two bedroom garden fronted terrace property offering excellent first time accommodation and generous sized living accommodation over two floors to include an enclosed courtyard style area to the rear offering off road parking

(EXCELLENT FIRST TIME HOME)

Asking Price £159,950

387 Leigh Road

Hindley Green, WN2 4XL



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

LOUNGE

16'11 (max) x 13'8 (max) (4.88m'3.35m (max) x 3.96m'2.44m (max))

Feature fireplace. TV point. Radiator. Open plan staircase.

KITCHEN/DINING ROOM

22'5 (max) x 7'11 (max) (6.71m'1.52m (max) x 2.13m'3.35m (max))

22'5 (max) x 7'11 (max) Fully fitted with wall and base cupboards. Sink unit with mixer taps. Hob and extractor fan. Oven, Plumbing for washing machine. Breakfast bar area with seating. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM

13'8 (max) x 11'6 (max) (3.96m'2.44m (max) x 3.35m'1.83m (max))

Radiator.

BEDROOM

15.9 (max) x 7'0 (max) (4.57m.2.74m (max) x 2.13m'0.00m (max))

Radiator.

FAMILY BATHROOM

Panelled bath with overhead shower fitment. Wash hand basin. Low level WC. Fully tiled walls and floor

OUTSIDE:

The property is garden fronted with an enclosed courtyard style area to the rear offering off street parking.

TENURE

Leasehold

VIEWING

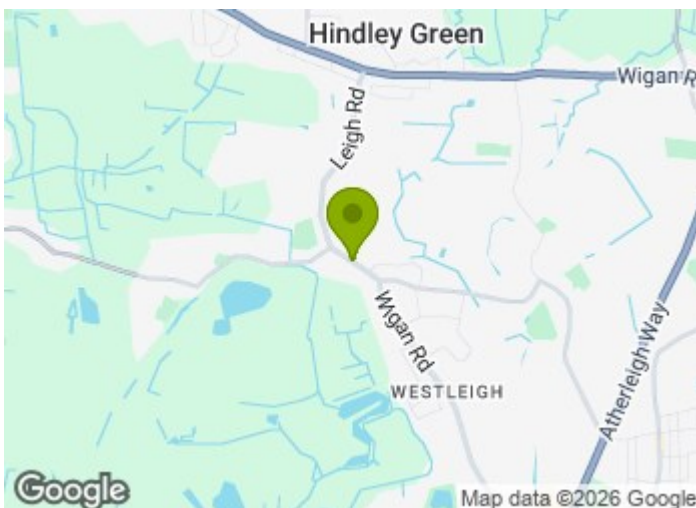
By appointment with the agents over leaf.

COUNCIL TAX

Council Tax Band A

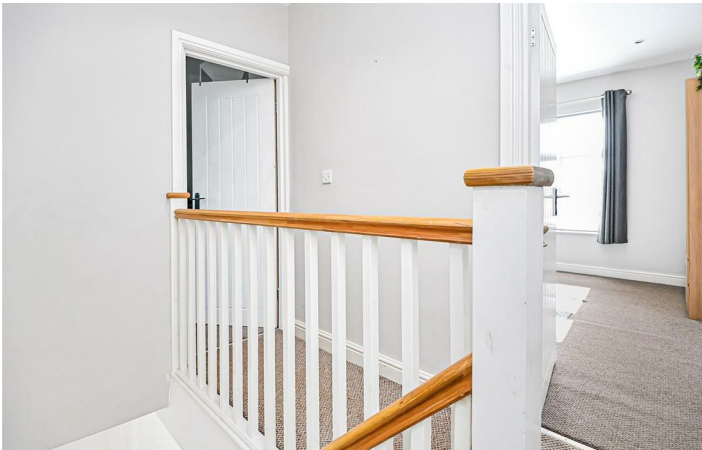
PLEASE NOTE

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

WN2 4XL



Floor Plan

387 Leigh Road



Total Area: 78.2 m² ... 842 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 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			
(81-91) B			
(69-80) C			70
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	