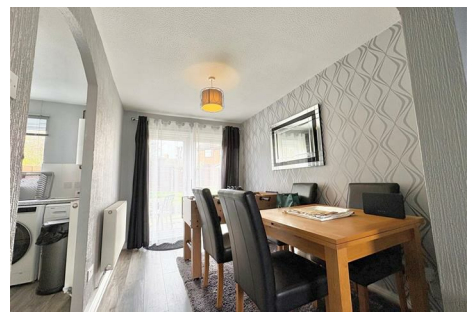


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Stout Street, Leigh

Situated in a very well-established residential location is this very well proportioned three bedroom semi-detached property offering spacious living accommodation over two floors to include off road parking to the front with enclosed garden to the rear

**Asking Price £199,950**

# 40 Stout Street

Leigh, WN7 4QR



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

13'5 (max) x 12'1 (max) (3.96m'1.52m (max) x 3.66m'0.30m (max) )

TV point. Radiator. Wooden flooring.

### DINING ROOM

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

Double doors to rear. Radiator.

### KITCHEN

10'7 (max) x 7'8 (max) (3.05m'2.13m (max) x 2.13m'2.44m (max) )

Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Gas hob. Extractor.

### CLOAKROOM/WC

Built in vanity wash basin with storage. Low level WC. Radiator.

### FIRST FLOOR:

### LANDING:

### BEDROOM

13'0 (max) x 8'8 (max) (3.96m'0.00m (max) x 2.44m'2.44m (max))

Radiator. TV point.

### BEDROOM

10'9 (max) x 8'7 (max) (3.05m'2.74m (max) x 2.44m'2.13m (max))

TV point. Radiator

### BEDROOM

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

Radiator

### BATHROOM

6'5 (max) x 6'1 (max) (1.83m'1.52m (max) x 1.83m'0.30m (max))

Panelled bath with overhead shower fitment. Built in vanity wash basin with storage. Low level WC. Part tiled walls

### OUTSIDE:

The property is approached over a driveway which provides off road parking to the front.

### GARDENS

The garden area to the rear is fully fenced which

is mainly laid to lawn with a paved patio/seating area.

### TENURE

Freehold

### VIEWING

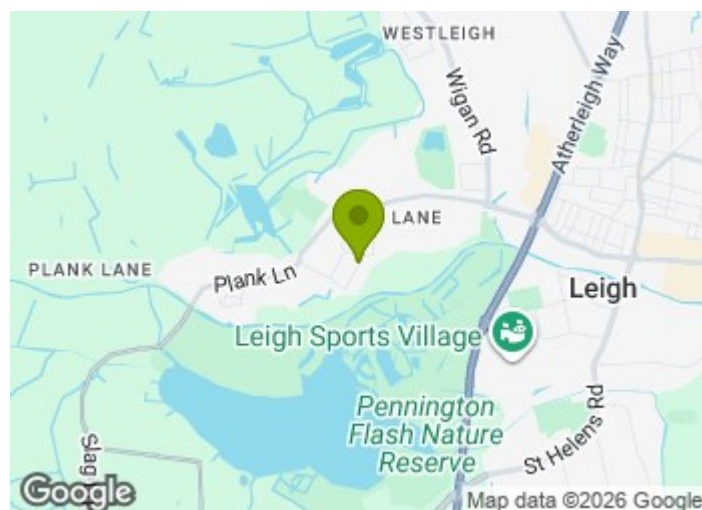
By appointment with the agents as overleaf.

### 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

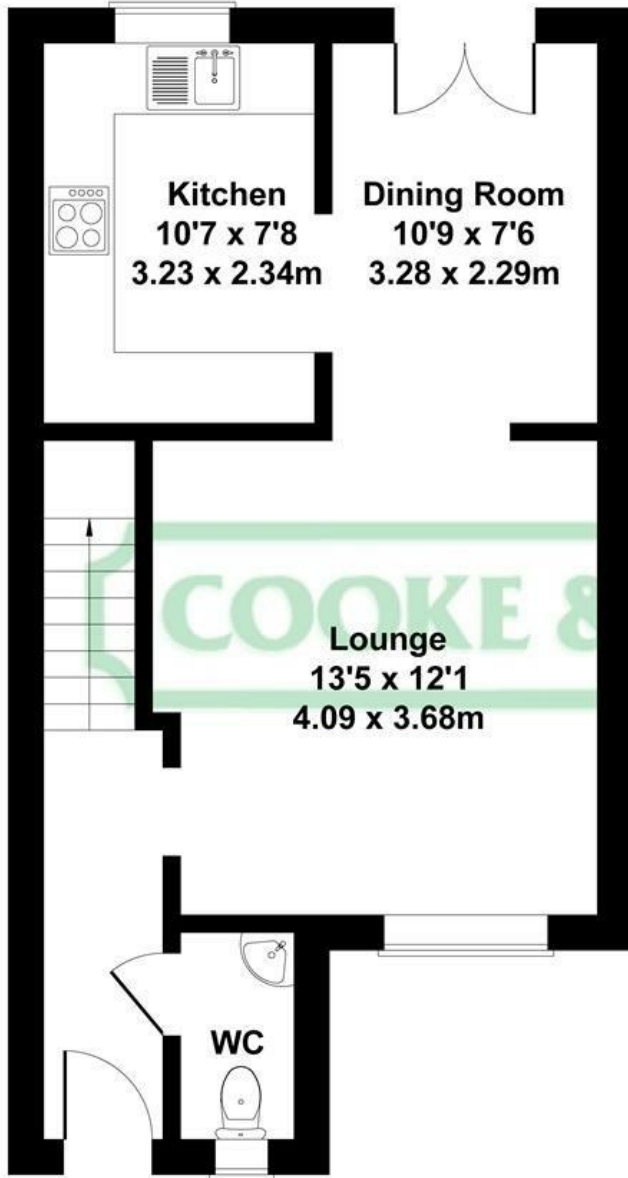
WN7 4QR



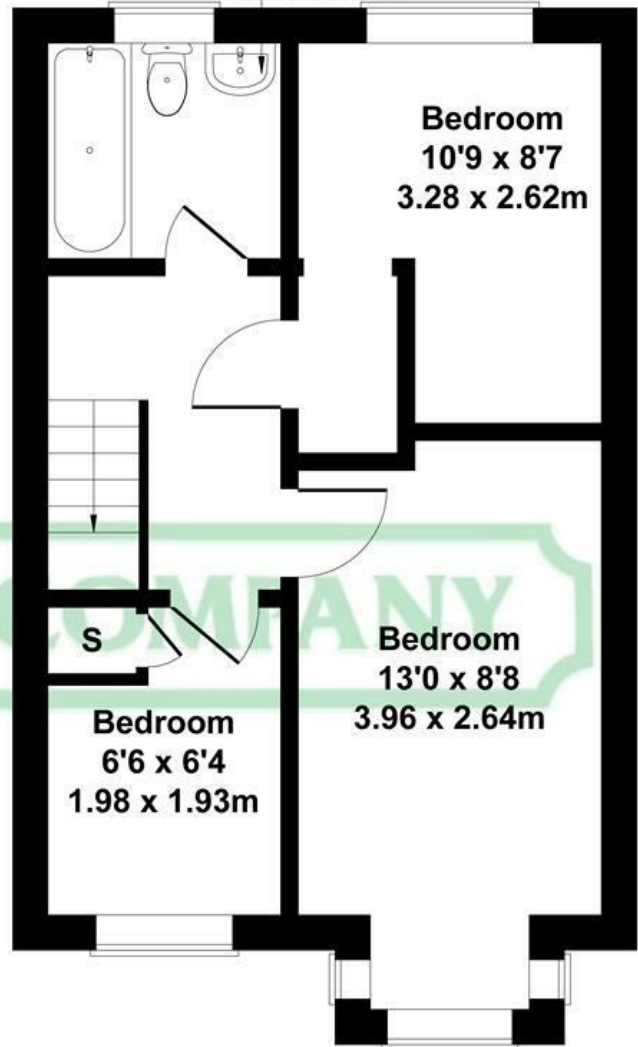
## Floor Plan

Approximate Gross Internal Area  
830 sq ft - 77 sq m

Bathroom  
6'5 x 6'1  
1.96 x 1.85m



**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](mailto: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	