

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Hindley Green

Situated in a very popular location is this two-bedroom garden fronted mid 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

Offers Over £140,000

308 Leigh Road

Hindley Green, WN2 4XW



- SITUATED IN A POPULAR LOCATION
- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'6 (max) x 13'8 (max) (4.27m'1.83m (max) x 3.96m'2.44m (max))
Fire and surround. TV point. Radiator.

DINING ROOM

14'6 (max) x 11'3 (max). (4.27m'1.83m (max) x 3.35m'0.91m (max).)
Gas fire. Radiator.

KITCHEN

12'1 (max) x 7'5 (max) (3.66m'0.30m (max) x 2.13m'1.52m (max))
Fitted with wall and base cupboards. Work surfaces. Sink unit. Extractor hood.
Plumbing for washing machine. Part tiled walls. Door to rear.

FIRST FLOOR:

LANDING

BEDROOM

14'6 (max) x 10'7 (max) (4.27m'1.83m (max) x 3.05m'2.13m (max))
Radiator.

BEDROOM

17'5 (max) x 7'0 (max) (5.18m'1.52m (max) x 2.13m'0.00m (max))
Radiator.

BATHROOM

Shower. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE

The property is garden fronted with an enclosed courtyard style area to the rear.

TENURE

Freehold

VIEWING

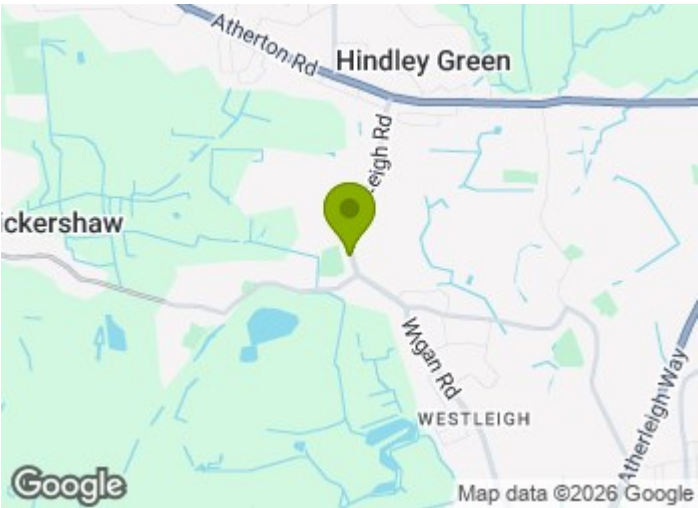
By appointment with the agents over leaf.

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.

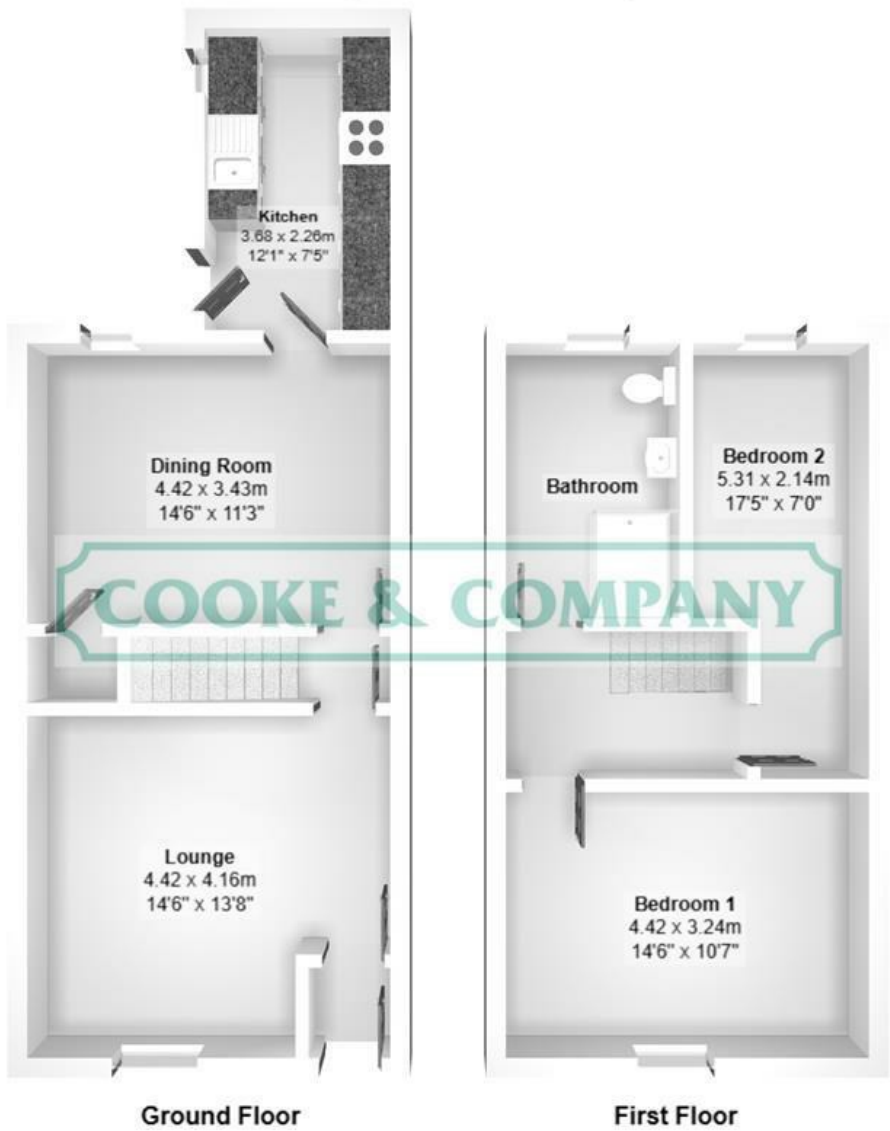


Directions
WN2 4XW



Floor Plan

308 Leigh Road, Hindley Green



Total Area: 85.6 m² ... 922 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 firms 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		84
(69-80) C	73	
(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