

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hilda Street, Leigh

Situated in a well established location is this three bedroom semi detached family home offering well proportioned living accommodation with gardens to the front and rear and easy access to the town centre

Asking Price £200,000

34 Hilda Street

Leigh, WN7 5DG



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

16'8 (max) x 9'6 (max). (4.88m'2.44m (max) x 2.74m'1.83m (max).)
Radiator. TV point. French doors leading to dining room.

KITCHEN

12'4 (max) x 8'9 (max) f (3.66m'1.22m (max) x 2.44m'2.74m (max) f)
Fitted kitchen with base units and wall cupboards. Sink unit with mixer taps. Plumbing for washing machine. Gas hob. Radiator.

DINING ROOM

12'4 (max) x 7'5 (max) (3.66m'1.22m (max) x 2.13m'1.52m (max))
Radiator. French doors leading to conservatory.

CONSERVATORY

French doors leading to rear garden.

FIRST FLOOR:

LANDING

BEDROOM

11'0 (max) x 10'3 (max) (3.35m'0.00m (max) x 3.05m'0.91m (max))
Radiator. TV point.

BEDROOM

11'2 (max) x 10'3 (max) (3.35m'0.61m (max) x 3.05m'0.91m (max))

BEDROOM: 11'2 (max) x 10'3 (max) Radiator. TV point.

BEDROOM

7'7 (max) x 6'1 (max) (2.13m'2.13m (max) x 1.83m'0.30m (max))
Radiator.

BATHROOM

Walk in shower cubicle. Vanity built in wash basin with storage. Low level WC. Radiator. Heated towel rail. Fully tiled walls

OUTSIDE:

PARKING

The property is fully paved to the front offering ample off road parking..

GARDENS

To the front and rear. The rear garden is fully

fenced with a paved area and a laid to lawn garden.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

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 5DG



Floor Plan



Total Area: 77.4 m² ... 833 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		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC