

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Windermere Road, Leigh

PUBLIC NOTICE : Apt 25 Windermere Road, Leigh, Lancashire, WN7 1WH.

We are acting in the sale of the above property and have received an offer of £80,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place EPC Rating: C

Asking Price £80,000

25 Windermere Road

Leigh, WN7 1WH



In further the accommodation comprises:-

COMMUNAL ENTRANCE

SECOND FLOOR:

ENTRANCE HALL

Radiator

LOUNGE/KITCHEN/DINING AREA

18'7 (max) x 11'9 (max) (5.49m'2.13m (max) x 3.35m'2.74m (max))

Lounge area with Double doors to Juliet Balcony. Radiator. Kitchen area fitted with wall units and base cupboards. Inset sink unit. Oven, hob and extractor fan. Plumbing for washing machine

BEDROOM

11'2 (max) x 9'5 (max) (3.35m'0.61m (max) x 2.74m'1.52m (max))

Radiator.

ENSUITE

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

BEDROOM

8'11"4'11" (max) x 6'11"4'0" (max) (2.74m'1.52m (max) x 2.13m'1.22m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin.

Low level WC. Radiator. Half tiled walls.

OUTSIDE:

GARDENS

The property has the benefit of communal gardens.

PARKING

The property has a private car park for residents.

TENURE

Leasehold. (The lease is for a term of 125 years from 1 January 2006 at a ground rent of £100.00 per annum for the years 2006, 2007 and 2008. The rent is increased every 3 years commencing on and from 1 January 2009.)

COUNCIL TAX

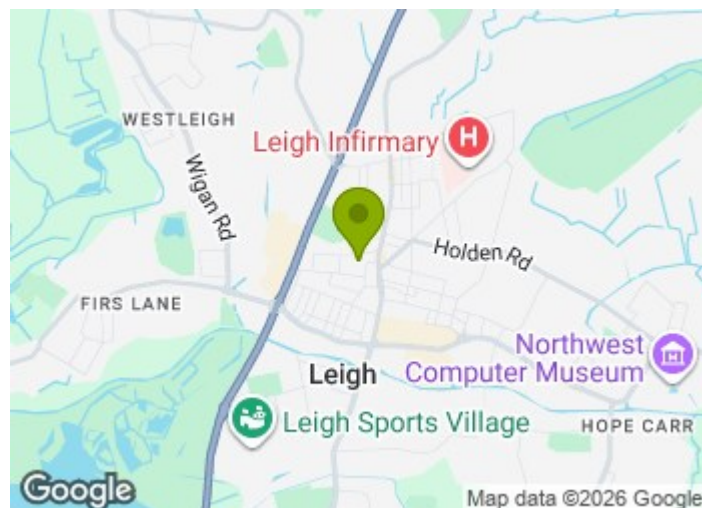
Council Tax Band B

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 1WH





Floor Plan

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 