

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hanover Street, Leigh

Situated in a very popular and highly regarded location and within a short walk to Lilford Park and commuter routes via The Guided Busway is this three bedroom family property offering well proportioned and presented living accommodation throughout with gardens to the front and rear and off street parking

**Offers Over £240,000**

# 62 Hanover Street

Leigh, WN7 1HG



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE/HALLWAY**

Radiator. Under stairs store cupboard. Wooden flooring.

**LOUNGE/DINING AREA**

21'3 (max) x 11'6 (max) (6.40m'0.91m (max) x 3.35m'1.83m (max) )

Attractive fire surround and gas fire. TV point. Radiators. Patio doors to rear garden.

**KITCHEN**

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

Fitted with base units and wall cupboards. Built in oven, gas hob. Sink unit with mixer tap. Plumbing for washing machine. Tiled flooring.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM**

12'0 (max) x 11'6 (max) x 11'0 (max) (3.66m'0.00m (max) x 3.35m'1.83m (max) x 3.35m'0.00) Radiator. Fitted wardrobes.

**BEDROOM**

10'0 (max) x 9'11 (max) (3.05m'0.00m (max) x 2.74m'3.35m (max) )

Radiator.

**BEDROOM**

9'1 (max) x 7'3 (max) (2.74m'0.30m (max) x 2.13m'0.91m (max) )

Radiator.

**BATHROOM**

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls and floor.

**OUTSIDE:**

**PARKING**

The property is approached by a driveway offering off street parking,

**GARDENS**

The front garden is mainly laid to lawn. To the rear is a large mainly laid to lawn garden with a paved patio area.

**TENURE**

Leasehold

**COUNCIL TAX**

Council Tax Band C

**VIEWING**

By appointment with the agents as overleaf.

**PLEASE NOTE**

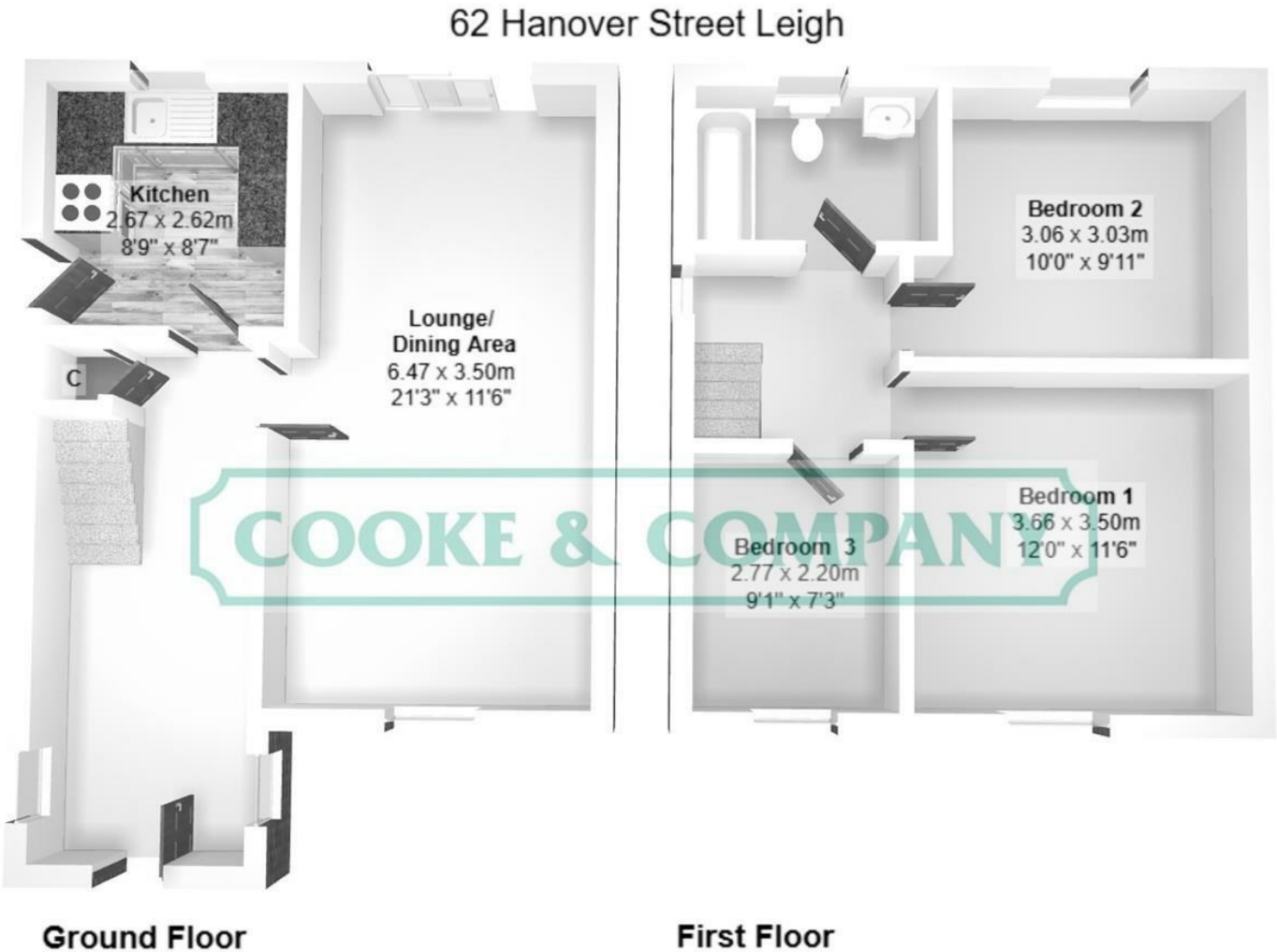
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



**Directions**  
WN7 1HG



Floor Plan



Total Area: 84.5 m<sup>2</sup> ... 910 ft<sup>2</sup>  
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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |