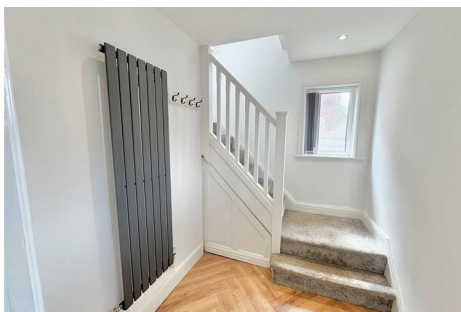


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Charles Street, Leigh

Situated in a very popular and much sought after location is this stunning and recently refurbished three bedroom semi detached family home offering modern and contemporary designed accommodation over two floors to include spacious gardens front and rear along with off road parking and separate garage

(FULLY REFURBISHED – CONTEMPORARY DESIGNED)

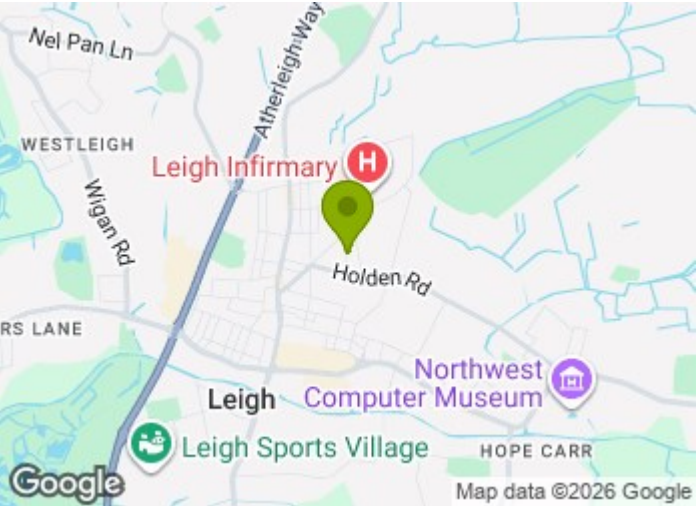
Asking Price £310,000

140 Charles Street

Leigh, WN7 1HD



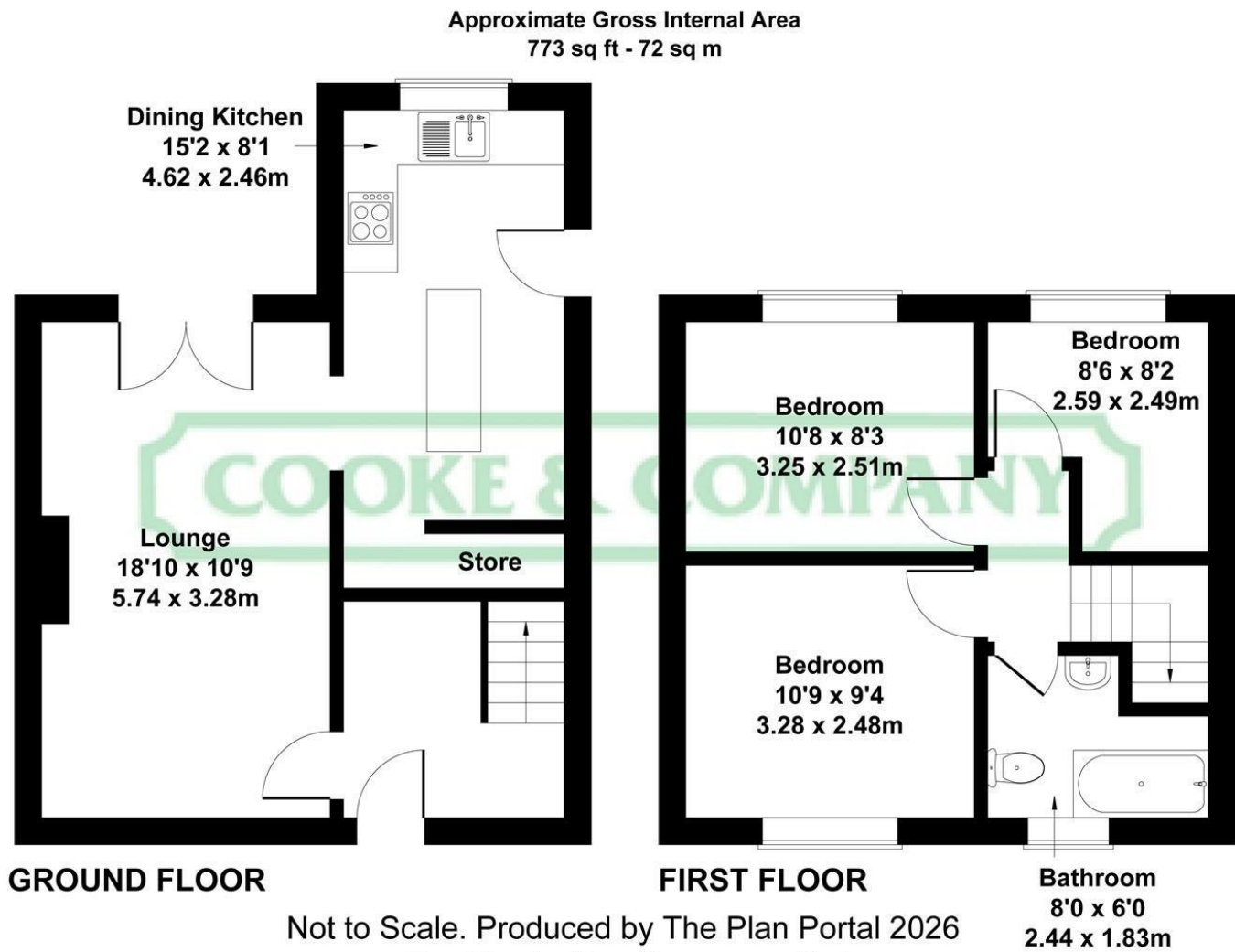
In further the accommodation comprises:		
GROUND FLOOR:		
ENTRANCE HALL	BEDROOM	TENURE
Modern radiator.	10'8 (max) x 8'3 (max) (3.05m'2.44m (max) x 2.44m'0.91m (max))	Leasehold
LOUNGE/DINING AREA	BEDROOM	VIEWING
18'10 (max) x 10'9 (max) (5.49m'3.05m (max) x 3.05m'2.74m (max))	8;'6 (max) x 8'2 (max) (2.44m;'1.83m (max) x 2.44m'0.61m (max))	By appointment with the agents as overleaf.
Feature flooring. Modern radiator. French doors to rear gardens/patio. Open through to:-	Radiator.	COUNCIL TAX BAND
KITCHEN	BATHROOM	B
15'2 (max) x 8'1 (max) (4.57m'0.61m (max) x 2.44m'0.30m (max))	Modern suite. Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Modern Radiator.	PLEASE NOTE
Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Ceramic hob. Modern extractor. Feature flooring. Modern radiator. Inset lighting.	OUTSIDE:	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.
FIRST FLOOR:	GARAGE	
LANDING	Detached Garage/store room/summer house access via the side of the property – no car access. The property is approached over an entrance paved driveway which provides off road parking to the front.	
BEDROOM	GARDENS	
10'9 (max) x 9;4 (max) (3.05m'2.74m (max) x 2.74m;1.22m (max))	To the front and rear. Good sized rear gardens, mainly paved feature patio area and further garden, mainly laid to lawn .	
Radiator.		



Directions
(Sat. Nav. Ref. WN7 1HD.)



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 firms 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC