

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Warrington Road, Leigh

Situated in a well-established residential location with good access to the town is this two bedroom terraced house to include parking to the rear of the property and a large paved garden with raised flower beds

**Asking Price £120,000**

# 37 Warrington Road

Leigh, WN7 3BG



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

12'9 (max) x 11'7 (max). (3.66m'2.74m (max) x 3.35m'2.13m (max). )

Electric fire. TV Point.

### DINING ROOM

13'3 (max) x 12'7 (max) (3.96m'0.91m (max) x 3.66m'2.13m (max))

Electric fire.

### KITCHEN

11'11 (max) x 7'5 (max) (3.35m'3.35m (max) x 2.13m'1.52m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps.

### LEAN TO

9'5 (max) x 7'8 (max) (2.74m'1.52m (max) x 2.13m'2.44m (max))

Fitted units with work surfaces. Plumbing for washing machine.

## FIRST FLOOR:

### LANDING

### BEDROOM

15'9 (max) x 11'2 (max). ( 4.57m'2.74m (max) x 3.35m'0.61m (max). )

### BEDROOM

13'2 (max) x 10'6 (max). (3.96m'0.61m (max) x 3.05m'1.83m (max). )

### BATHROOM

11'2 (max) x 7'6 (max) (3.35m'0.61m (max) x 2.13m'1.83m (max))

Bath with overhead shower, Wash basin. WC. Heated towel rail.

### OUTSIDE

### PARKING

The property has parking to the rear for one vehicle.

### GARDEN

The garden is fully paved with raised flower beds.

## TENURE

Leasehold

## VIEWING

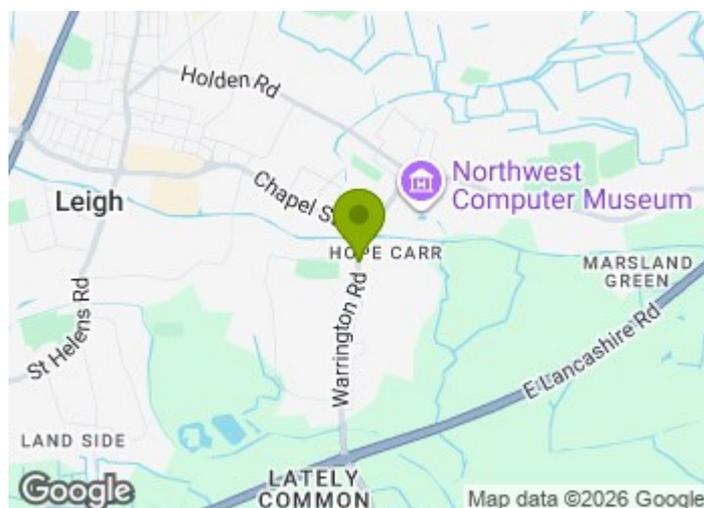
By appointment with the agents as overleaf.

## 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

WN7 3BG





## 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
Tel: 01942 603000 Email: [info@cookeandcompany.co.uk](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			57
(39-54) E			
(21-38) F		21	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	