COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Windermere Road, Leigh

Situated in a
very popular location is this
three bedroom garden fronted end terrace
property offering generous sized living
accommodation over two floors to include an enclosed
courtyard style area to the rear

Asking Price £139,995

85 Windermere Road

Leigh, WN7 1XA

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE/VESTIBULE

LOUNGE

17’5 (max) x 13’8 (max). (5.18m’1.52m (max) x 3.96m’2.44m (max).)
TV point. Radiator. Fire surround and gas fire.

KITCHEN

13’7 (max) x 10’1 (max). (3.96m’2.13m (max) x 3.05m’0.30m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine.

SHOWER ROOM

6’1 (max) x 5’9 (max). (1.83m’0.30m (max) x 1.52m’2.74m (max).)
Large walk in shower. Low level WC. Wash basin. Heated towel rail.

FIRST FLOOR:

LANDING

BEDROOM

11’8 (max) x 11’7 (max). (3.35m’2.44m (max) x 3.35m’2.13m (max).)
Fully fitted wardrobes. Radiator.

BEDROOM

16’1 (max) x 6’6 (max) (4.88m’0.30m (max) x 1.83m’1.83m (max))
Radiator.

BEDROOM

10’1 (max) x 6’7 (max). (3.05m’0.30m (max) x 1.83m’2.13m (max).)
Radiator

OUTSIDE

The property is garden fronted with an enclosed courtyard style area to the rear.

TENURE

Leasehold

VIEWING

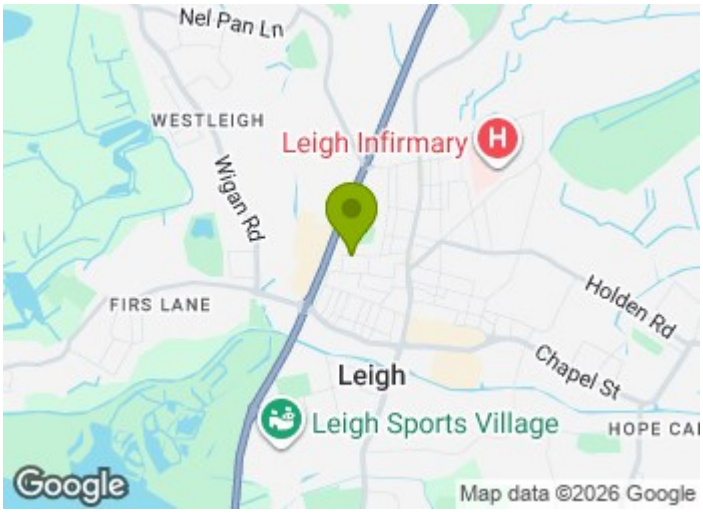
By appointment with the agents over leaf.

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.

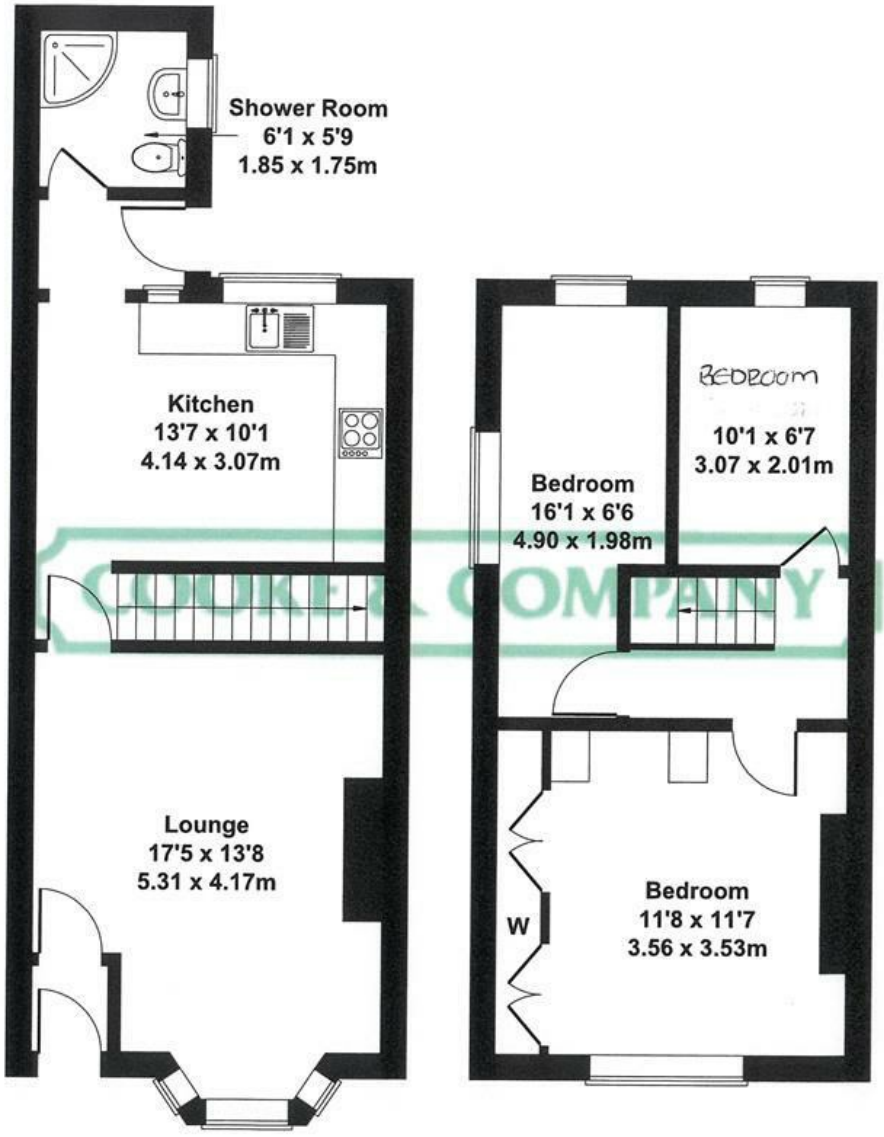


Directions

WN7 1XA

Floor Plan

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025
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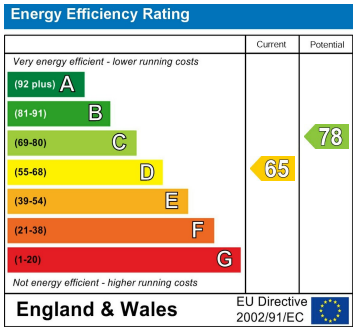
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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