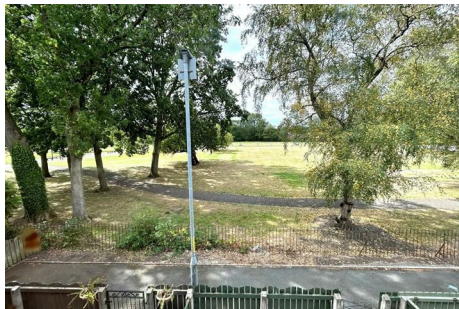
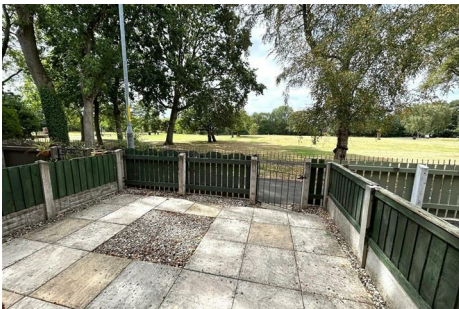


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Westleigh View, Leigh

Situated in a well-established residential location is this two bedroom mews style property offering well proportioned living accommodation with gardens to the front and rear with attractive views overlooking Westleigh Park to the front

**Asking Price £169,950**

# 5 Westleigh View

Leigh, WN7 5JD



In further the accommodation comprises:-

### GROUND FLOOR

#### ENTRANCE/HALLWAY.

#### LOUNGE

14'11 (max) x 13'0 (max) (4.27m'3.35m (max) x 3.96m'0.00m (max))  
Gas Fire and surround. Radiator. TV point.

#### KITCHEN/DINING ROOM

14'11 (max) x 9'10 (max). ( 4.27m'3.35m (max) x 2.74m'3.05m (max).)  
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Integrated oven. Dishwasher. Plumbing for washing machine. Radiator. Door providing access to the rear garden.

#### FIRST FLOOR:

#### LANDING

#### BEDROOM

14'11 (max) x 9'10 (max) (4.27m'3.35m (max) x 2.74m'3.05m (max))  
Radiator.

#### BEDROOM

13'0 (max) x 8'8 (max) (3.96m'0.00m (max) x 2.44m'2.44m (max))  
Radiator.

#### BATHROOM

Fully tiled. Vanity built in wash basin with storage. Bath with overhead shower. WC.

#### OUTSIDE:

#### PARKING

Street parking to the rear of the property.

#### GARDEN

To the front is a low maintenance paved garden. To the rear is a low maintenance mainly paved garden with raised flower beds and a gate leading to street parking.

#### TENURE

Freehold

#### VIEWING

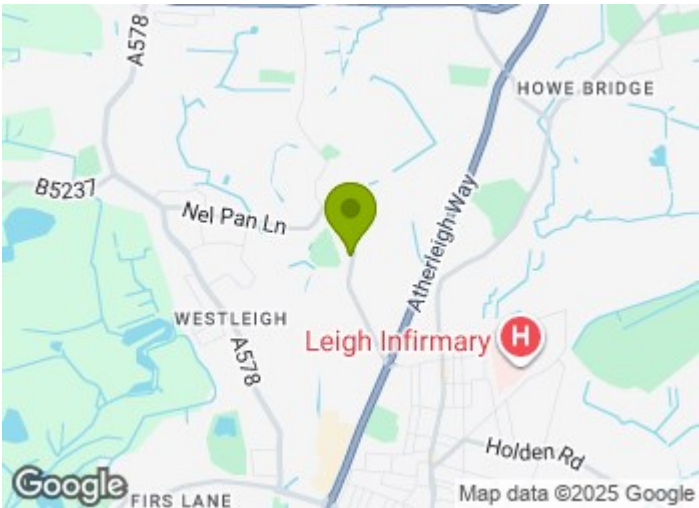
By appointment with the agents as overleaf.

#### 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

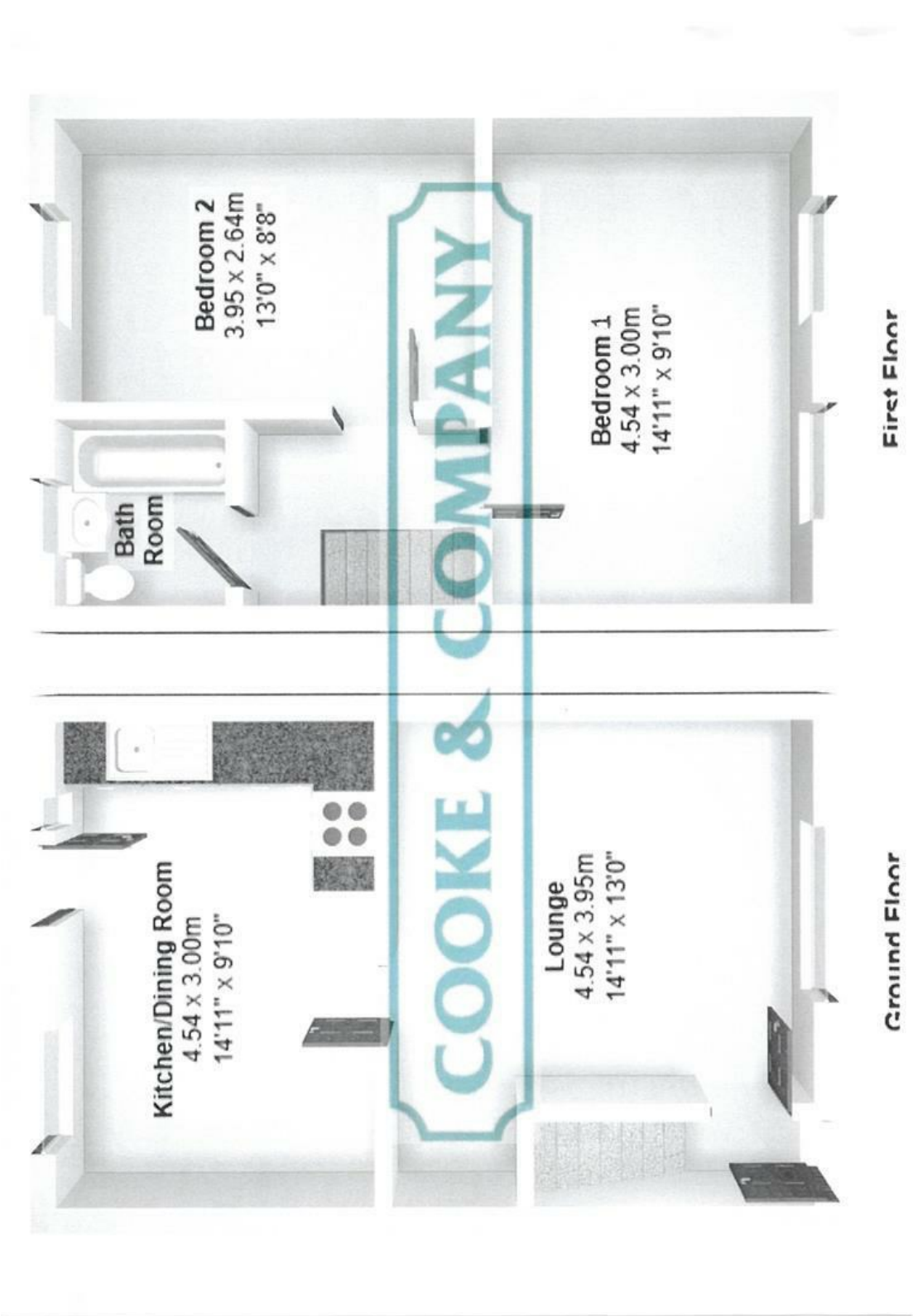
WN7 5JD







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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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