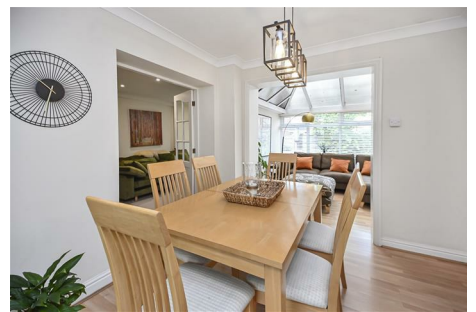


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Guest Street, Leigh

Situated in a very popular location is this attractive and spacious four bedroom detached family home offering well proportioned and presented living accommodation over two floors with double garage, driveway and attractive large rear garden and within walking distance of the town centre

Asking Price £390,000

67 Guest Street

Leigh, WN7 2RP



- SITUATED IN A VERY POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

PORCH:

ENTRANCE HALL:

CLOAKROOM

Wash hand basin. Low level WC. Radiator.

LOUNGE

15'1 (max) x 11'2 (max) (4.57m'0.30m (max) x 3.35m'0.61m (max))

Radiator. Feature fire surround and electric fire. TV point.

DINING ROOM

9'0 (max) x 8'11 (max) (2.74m'0.00m (max) x 2.44m'3.35m (max))

Radiator.

KITCHEN

9'2 (max) x 9'0 (max) (2.74m'0.61m (max) x 2.74m'0.00m (max))

Attractive fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Built in oven. Gas hob and extractor fan. Plumbing for washing machine.

SNUG

16'1 (max) x 8'2 (max) (4.88m'0.30m (max) x 2.44m'0.61m (max))

TV point. Radiator. Doors to rear garden

CONSERVATORY

14'10 (max) x 9'1 (max) (4.27m'3.05m (max) x 2.74m'0.30m (max))

Doors to rear garden.

FIRST FLOOR:

LANDING

BEDROOM

18'4 (max) x 9'2 (max) (5.49m'1.22m (max) x 2.74m'0.61m (max))

TV point. Radiator.

ENSUITE

Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Part tiled walls. Tiled floor.

BEDROOM

13'3 (max) x 8'0 (max) (3.96m'0.91m (max) x 2.44m'0.00m (max))

Built in cupboards. Radiator. TV point.

BEDROOM

9'3 (max) x 8'9 (max) (2.74m'0.91m (max) x 2.44m'2.74m (max))

Radiator.

BEDROOM

7'10 (max) x 7'9 (max) (2.13m'3.05m (max) x 2.13m'2.74m (max))

Radiator.

BATHROOM

Panelled bath. Vanity unit wash hand basin with storage cupboards. Low level WC. Shower cubicle. Tiled floor. Heated towel rail.

OUTSIDE:

DOUBLE GARAGE

The property is approached over an entrance driveway which provides off road parking to the front leading to the double garage.

GARDENS

The gardens are to the front and rear. The garden to the rear is mainly laid to lawn with raised flower beds, plants and shrubs. In addition, there is a paved patio area.

TENURE

Leasehold

COJUNCIL TAX

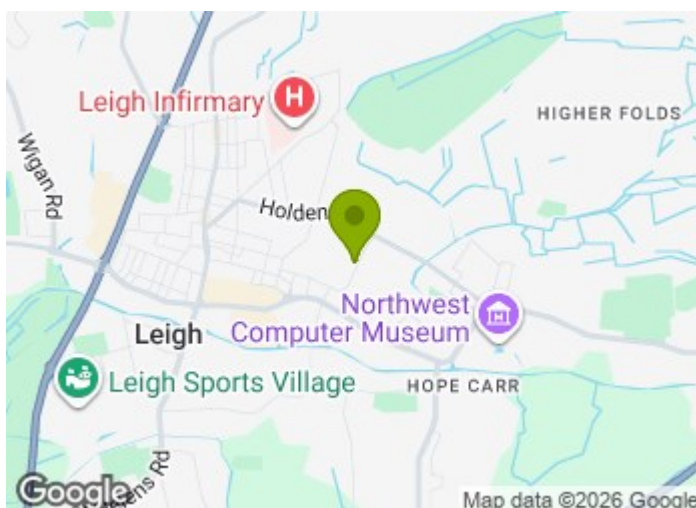
Council Tax Band D

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.

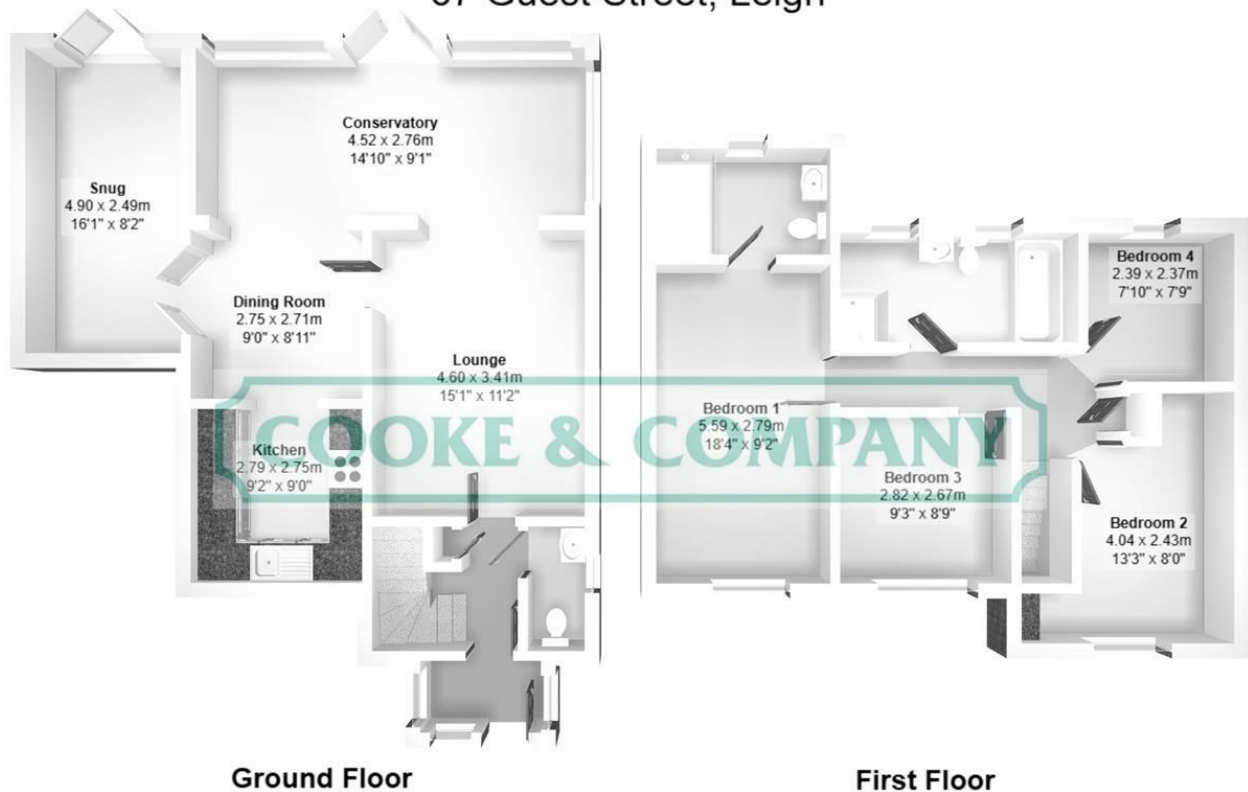


Directions



Floor Plan

67 Guest Street, Leigh



Total Area: 132.8 m² ... 1429 ft²
 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 firm's 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	