

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Carders Close, Leigh

Situated in a popular location with good access to the town centre and Leigh Sports Village is this attractive two bedroom semi detached home offering ideal first time accommodation to include off road parking and gardens to the front and rear

(EXCELLENT FIRST TIME HOME)

**Asking Price £169,950**

# 9 Carders Close

Leigh, WN7 4JX



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE

### LOUNGE

11'6 (max) x 14'3 (max) ( 3.35m'1.83m (max) x 4.27m'0.91m (max) )

TV point. Radiator.

### KITCHEN

12'0 (max) x 8'9 (max) ( 3.66m'0.00m (max) x 2.44m'2.74m (max) )

Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Oven hob and extractor fan. Part tiled walls. Door to outside.

## FIRST FLOOR:

## LANDING

### BEDROOM

16'7 (max) x 7'6 (max) ( 4.88m'2.13m (max) x 2.13m'1.83m (max) )

Radiator.

### BEDROOM

9'3 (max) x 6'8 (max) ( 2.74m'0.91m (max) x 1.83m'2.44m (max) )

Radiator.

### BATHROOM/WC

Shower cubicle (walk in) with glass screen. Vanity wash hand basin with storage. Pedestal wash hand basin. Low level WC. Mostly tiled walls.

### TENURE

Leasehold

## VIEWING

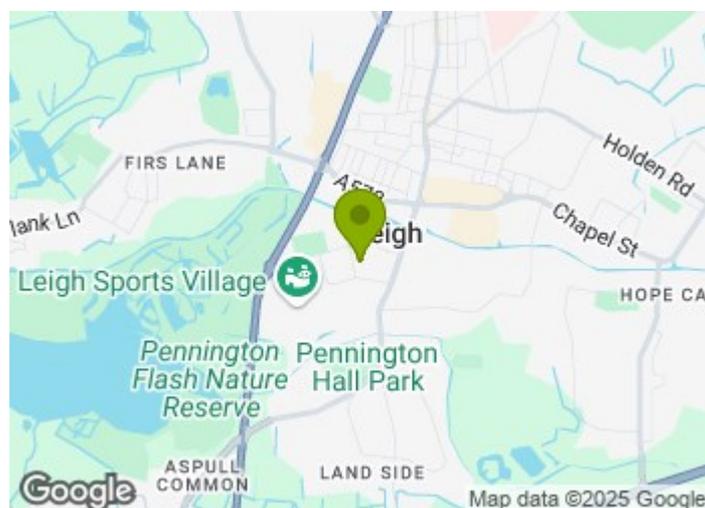
By appointment with the agents as overleaf.

## COUNCIL TAX BAND

B

## 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.



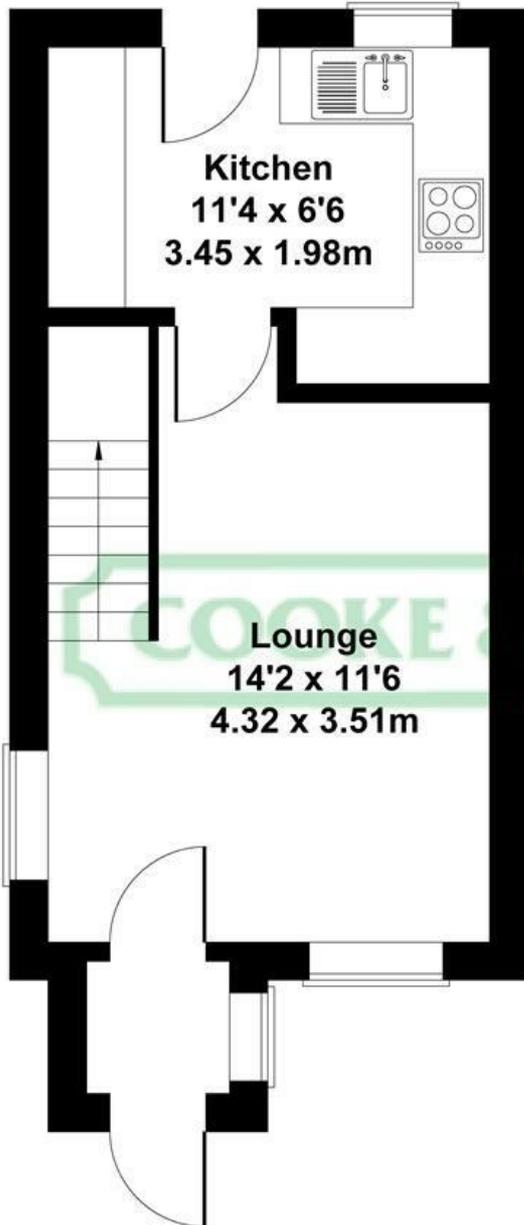
## Directions

Sat Nav Ref: WN7 4JX

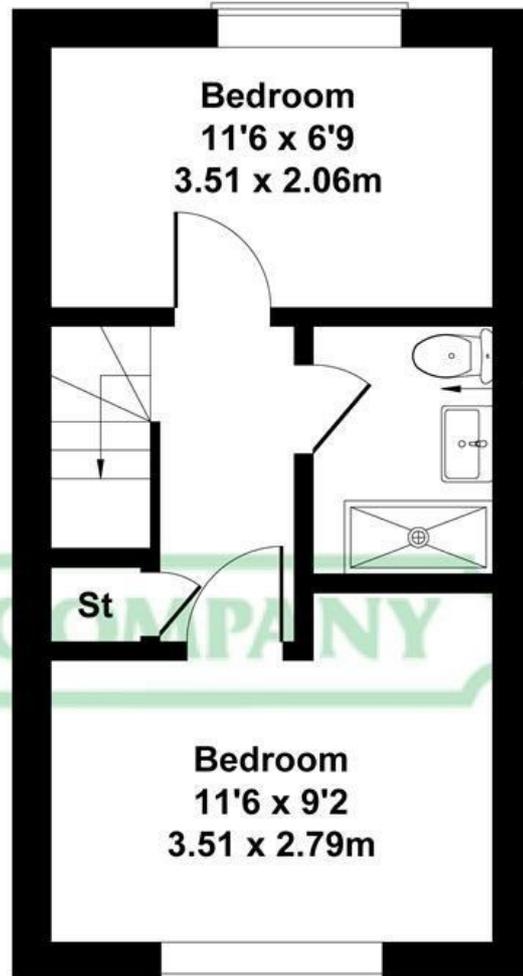


## Floor Plan

Approximate Gross Internal Area  
555 sq ft - 52 sq m



**GROUND FLOOR**



**Shower Room**  
6'7 x 4'8  
2.01 x 1.42m

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative 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		89
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	