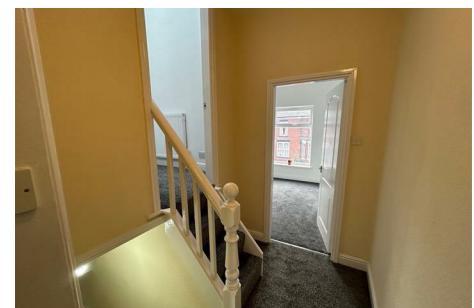


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Windermere Road, Leigh

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

NEWLY FITTED KITCHEN AND BATHROOM  
MUST VIEW PROPERTY

**Asking Price £165,000**

# 102 Windermere Road

## Leigh, WN7 1UZ



|  |   |  |
|--|---|--|
| In further the accommodation comprises:-   | <b>BEDROOM</b><br>13'2 (max) x 9'9 (max) (3.96m'0.61m (max)<br>x 2.74m'2.74m (max))<br>Radiator. Feature fire surround.   | <b>TENURE</b><br>Leasehold   |
| <b>GROUND FLOOR:</b>   |   | <b>VIEWING</b><br>By appointment with the agents over leaf.  |
| <b>ENTRANCE/VESTIBULE</b>  |   | <b>COUNCIL; TAX</b><br>Council Tax Band A  |
| <b>LOUNGE</b><br>15'4 (max) x 13'2 (max). (4.57m'1.22m (max) x 3.96m'0.61m (max).)<br>TV point. Radiator.  | <b>BEDROOM</b><br>11'2 (max) x 8'3 (max) (3.35m'0.61m (max)<br>x 2.44m'0.91m (max))<br>Radiator.  | <b>PLEASE NOTE</b><br>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. |
| <b>KITCHEN</b><br>13'1 (max) x 11'3 (max). (3.96m'0.30m (max) x 3.35m'0.91m (max).)<br>New fully fitted with wall and base cupboards. Work surfaces. Extractor fan. Hob. Built in oven. Sink unit with mixer taps. Plumbing for washing machine. Radiator. Door to rear of property. | <b>BEDROOM</b><br>7'7 (max) x 6'5 (max) (2.13m'2.13m (max)<br>x 1.83m'1.52m (max))<br>Radiator  |  |
| <b>FIRST FLOOR:</b>  | <b>BATHROOM</b><br>Newly fitted. Bath. Vanity built in wash basin and any prospective purchaser is advised to obtain verification from their solicitor or surveyor. |  |
| <b>LANDING</b>   | <b>OUTSIDE:</b><br>The property is garden fronted with an enclosed courtyard style area to the rear.  |  |

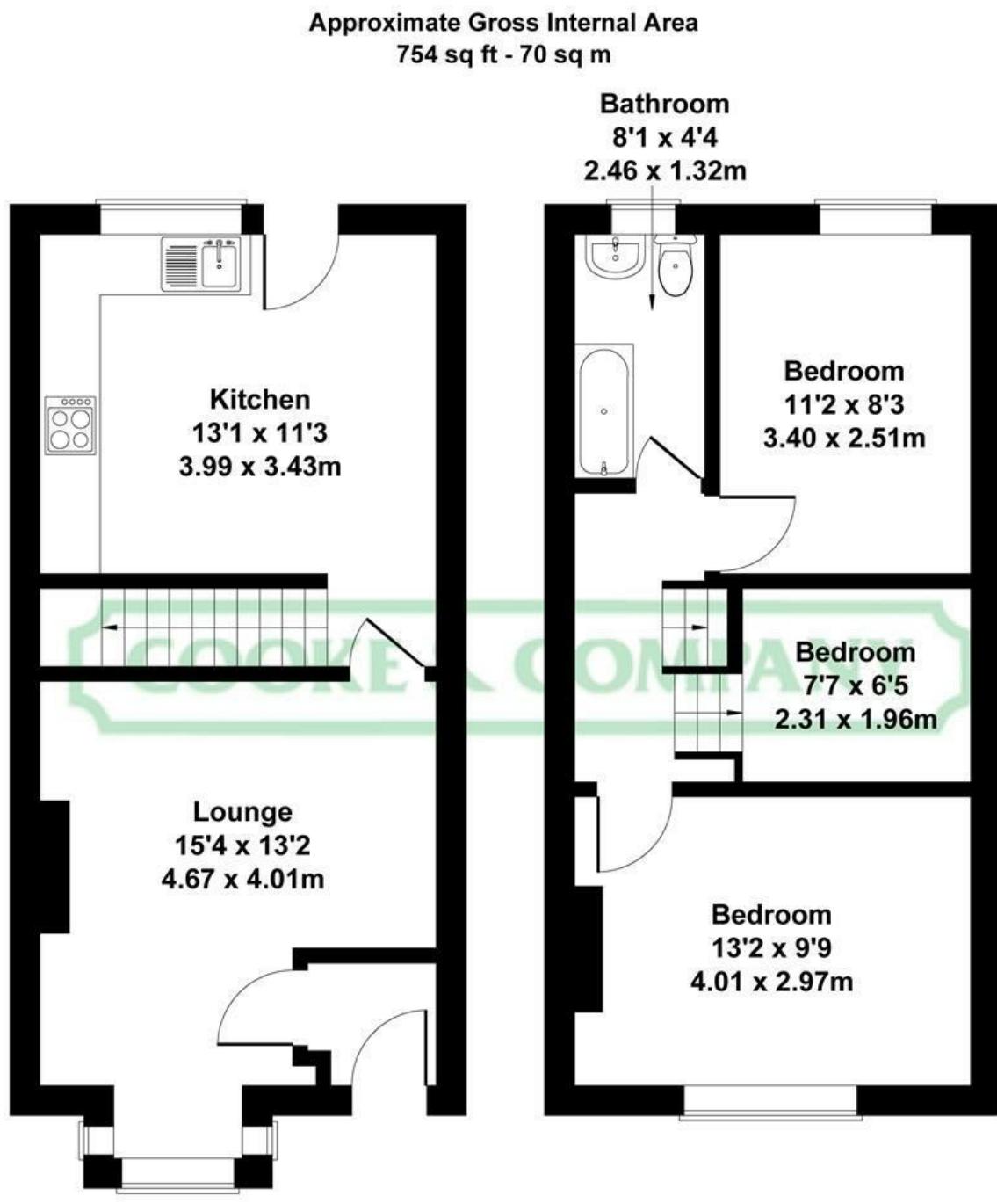


### Directions

WN7 1UZ



## Floor Plan



### GROUND FLOOR

### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         | 81        |
| (69-80) C  |                         |           |
| (55-68) D  | 64                      |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |