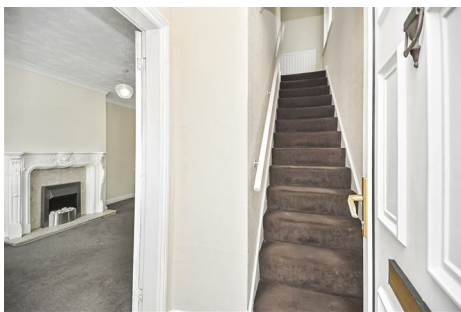


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Eva Street, Leigh

Situated in a well established location is this three bedroom semi-detached family home offering well presented accommodation throughout with off road parking to the front and good sized rear garden

**Asking Price £165,000**

# 18 Eva Street

Leigh, WN7 5EZ



In further the accommodation comprises **FIRST FLOOR :**

**GROUND FLOOR :**

**ENTRANCE HALL**

**LOUNGE**

14'3 (max) x 12'3 (max) ( 4.27m'0.91m (max) x 3.66m'0.91m (max) )  
Adams Style Surround with marble back and hearth. Radiator.

**DINING KITCHEN**

10'7 (max) x 9'5 (max) (3.05m'2.13m (max) x 2.74m'1.52m (max))  
Fully Fitted with base units. Work surfaces. Sink unit with mixer tap. Built in oven, Gas Hob and extractor hood. Lino flooring. Door to outside.

**GROUND FLOOR BATHROOM**

Panelled bath with shower fitment. Wash hand basin. Low level WC. Attractive wall tiling. Radiator.

**LANDING**

**BEDROOM**

15'6 (max) x 10'10 (max). (4.57m'1.83m (max) x 3.05m'3.05m (max).)  
Radiator

**BEDROOM**

13'0 (max) x 8'10 (max) (3.96m'0.00m (max) x 2.44m'3.05m (max))  
Radiator.

**BEDROOM**

8'9 (max) x 6'6 (max). (2.44m'2.74m (max) x 1.83m'1.83m (max). )  
Radiator

**OUTSIDE :**

**PARKING**

The front garden to the property has been paved to provide off road parking.

**GARDENS**

To the rear, of a good size, with patio area and lawn.

**TENURE :**

Leasehold

**COUNCIL TAX**

Council Tax Band A

**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.

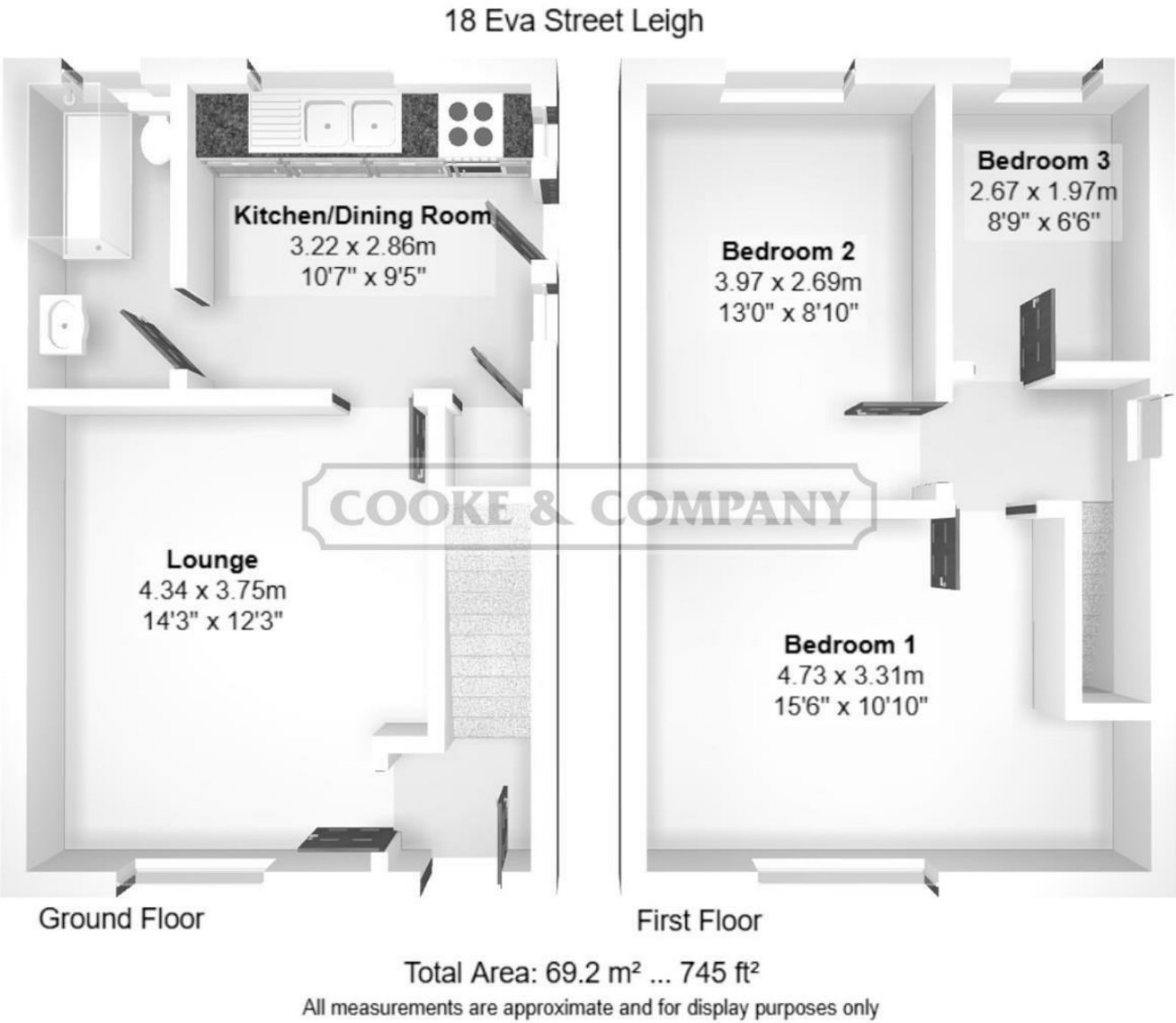


**Directions**  
WN7 5EZ





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.

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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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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