

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Whalley Grove, Leigh

Situated in a well-established residential location with good access to the town is this garden fronted 2 bedroom mid-terraced house with street parking and a low maintenance garden to the rear

IDEAL PROPERTY FOR A FIRST TIME BUYER  
NO CHAIN  
FREEHOLD PROPERTY

**Asking Price £137,995**

# 11 Whalley Grove

Leigh, WN7 5PJ



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE HALL/VESTIBULE

### LOUNGE

14'0 (max) x 12'6 (max) (4.27m'0.00m (max) x 3.66m'1.83m (max))  
TV point. Electric fire. Radiator

### KITCHEN/DINING AREA

15'9 (max) x 9'9 (max). (4.57m'2.74m (max) x 2.74m'2.74m (max).)  
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Plumbing for washing machine. Built in oven. Gas hob. Extractor fan. Door to rear property.

### FIRST FLOOR:

### LANDING

### BEDROOM

15'9 (max) x 11'2 (max). ( 4.57m'2.74m (max) x 3.35m'0.61m (max).)  
Radiator.

### BEDROOM

12'7 (max) x 8.0 (max). ( 3.66m'2.13m (max) x 2.44m.0.00m (max). )  
Radiator.

### BATHROOM

Panelled bath. Wash basin. Low level WC. Partly tiled walls.

### OUTSIDE:

### PARKING

### GARDEN

The property offers street parking.  
The property is garden fronted. To the rear of the property is a low maintenance enclosed garden.

### TENURE

Freehold

### VIEWING

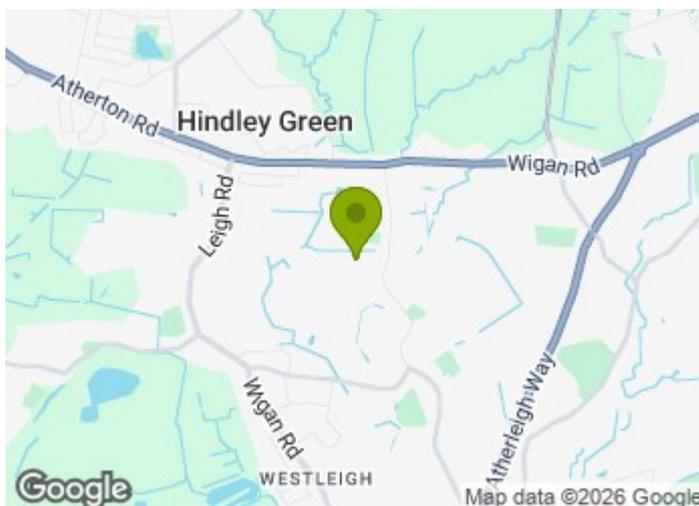
By appointment with the agents as overleaf.

### 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.



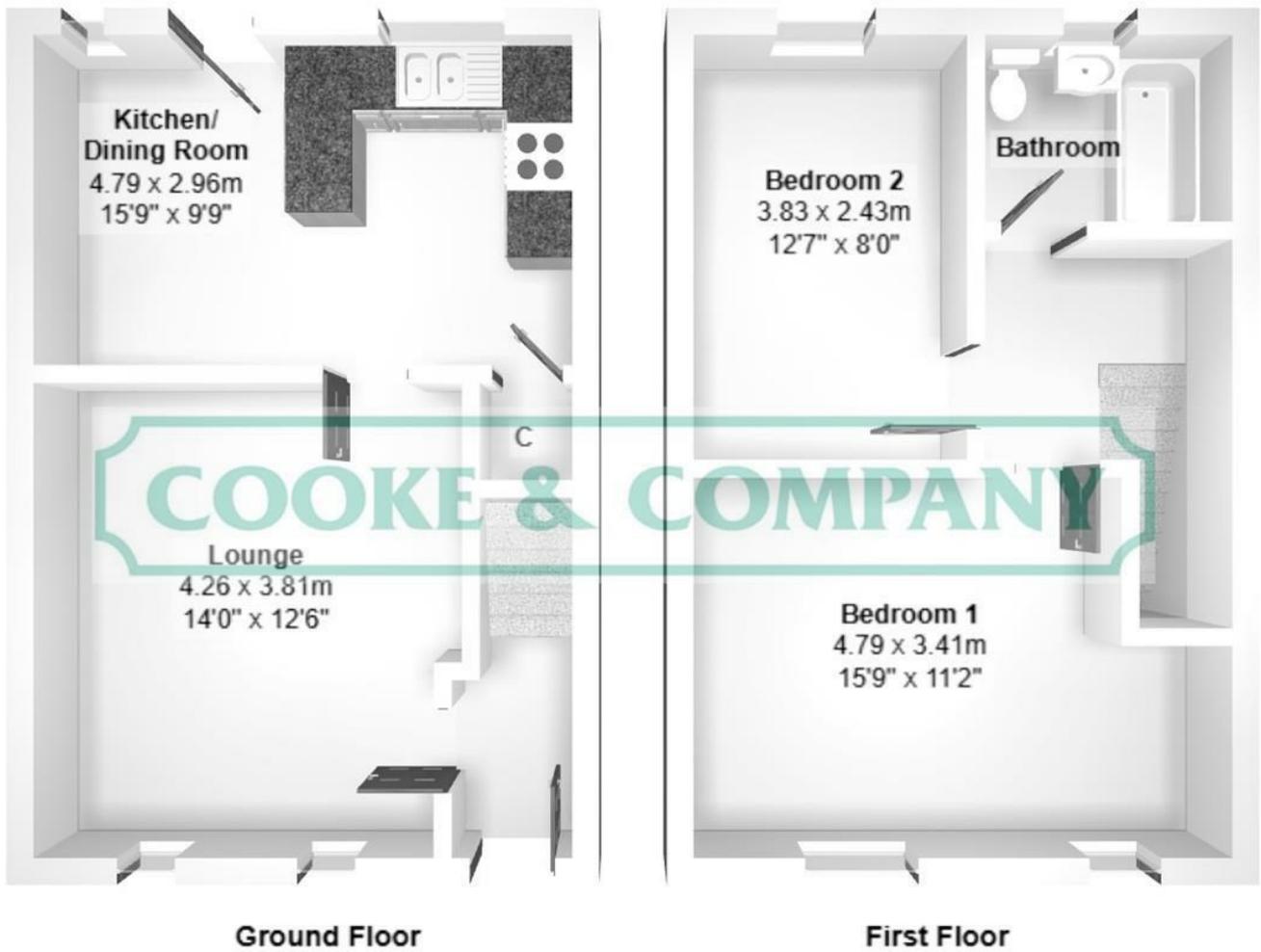
## Directions

WN7 5PJ



## Floor Plan

### 11 Whalley Road Leigh



Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>  
 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.

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) A			87
(81-91) B			
(69-80) C		70	
(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	