

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Water View Park, Leigh

Situated in an established residential area with good access to public transport routes is this well presented two-bedroom semi-detached family home offering well-proportioned living accommodation throughout with a garden to the front, off road parking and a good sized private rear garden

Asking Price £225,000

72 Water View Park

Leigh, WN7 4JP



- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

16'2 (max) x 13'0 (max) (4.93m (max) x 3.96m (max))
TV point. Bay window. Open plan staircase.
Radiator

KITCHEN/DINING ROOM

13'0 (max) x 9'4 (max) (3.96m (max) x 2.84m (max))
Fully fitted with wall cupboards and base units.
Work surfaces. Sink with mixer tap. Extractor.
Plumbing for washing machine. Access to conservatory.

CONSERVATORY

10'1 (max) x 9'6 (max) (3.07m (max) x 2.90m (max))
TV point. Bifold doors to rear garden.

FIRST FLOOR:

LANDING

BEDROOM

13'0 (max) x 8'11 (max) (3.96m (max) x 2.72m (max))
Radiator.

BEDROOM

13'0 (max) x 12'2 (max) (3.96m (max) x 3.71m (max))
Radiator. 2 x windows

BATHROOM

Low level WC. Panelled bath. Built in vanity wash basin with storage.. Tiled walls.

OUTSIDE:

PARKING

The property has a driveway offering off street parking.

GARDENS

The property is garden fronted with established plants. To the rear is a well presented fully

paved low maintenance garden with raised flowerbeds and a summerhouse. The rear garden is a perfect space for outdoor entertaining.

COUNCIL TAX

Council Tax Band B

TENURE

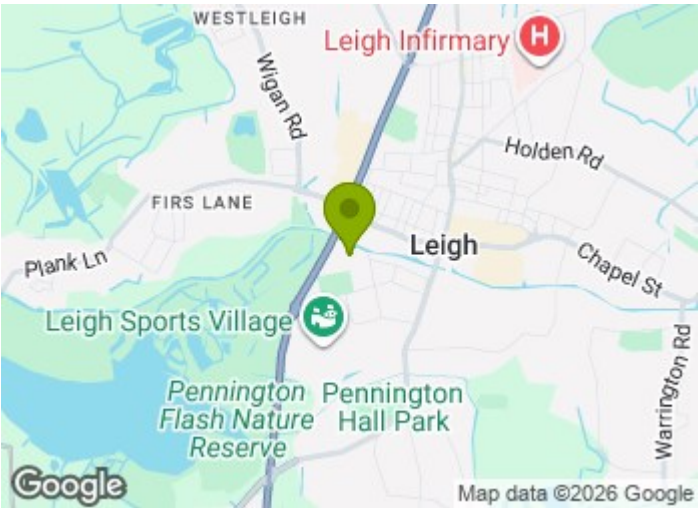
Freehold

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.



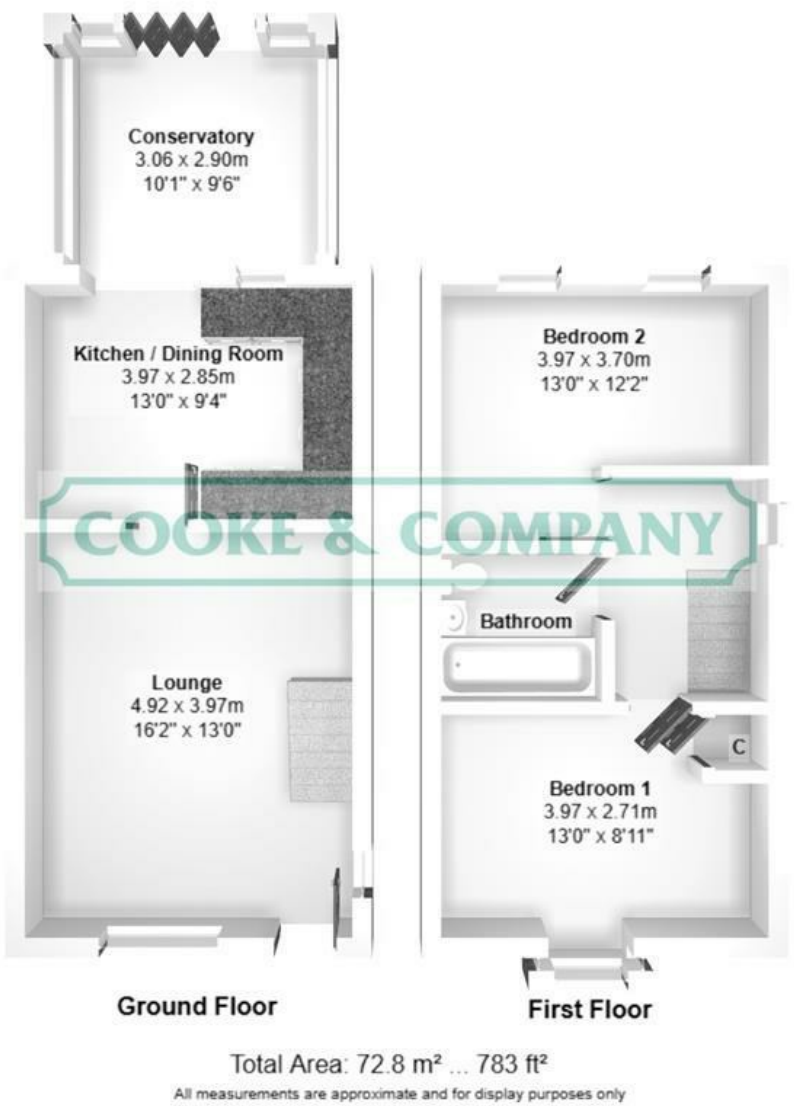
Directions

WN7 4JP



Floor Plan

72 Waterview Park, Leigh



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC