

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Landside, Leigh

Situated in a highly regarded and much sought after location is this semi-detached dormer bungalow with three bedrooms with gardens to the front and rear with off road parking and a detached garage

Asking Price £215,000

27 Landside

Leigh, WN7 3JT



- SITUATED IN A HIGHLY REGARDED AREA
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

16'3 (max) x 11'9 (max) (4.88m'0.91m (max) x 3.35m'2.74m (max))

TV Point. Radiator. Fire and surround

BEDROOM

14'2 (max) x 9'4 (max) (4.27m'0.61m (max) x 2.74m'1.22m (max))

Radiator

KITCHEN

9'4 (max) x 7'7 (max) (2.74m'1.22m (max) x 2.13m'2.13m (max))

Fitted with base units and wall cupboards. Inset sink. Extractor hood. Plumbing for washing machine. Door to conservatory.

BATHROOM

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

CONSERVATORY

15'0 (max) x 10'11 (max) (4.57m'0.00m (max) x 3.05m'3.35m (max))

Double doors to rear garden

FIRST FLOOR:

BEDROOM

13'4 (max) x 8'2 (max) (3.96m'1.22m (max) x 2.44m'0.61m (max))

Radiator.

BEDROOM

10'4 (max) x 7'8 (max) (3.05m'1.22m (max) x 2.13m'2.44m (max))

Radiator.

LOFT SPACE:

OUTSIDE:

PARKING

The property has a driveway providing ample off-road parking leading to a detached garage.

GARDENS

The property has gardens to the front and rear. The front garden is mainly laid to lawn with raised flower beds and plants. The good sized enclosed rear garden is mainly laid to lawn with established plants, trees and shrubs.

TENURE

Freehold

COUNCIL TAX

Council Tax Band C

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.



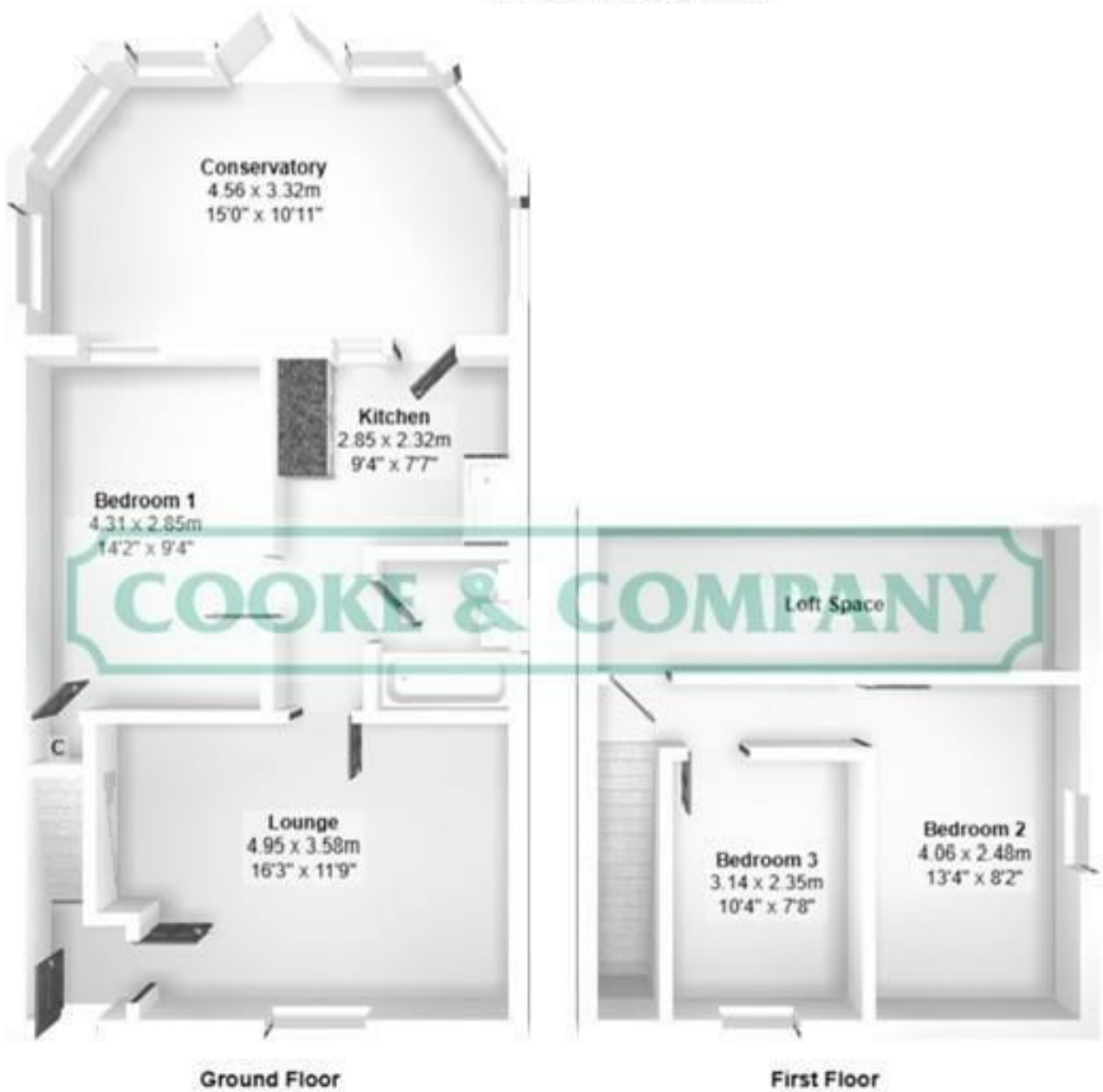
Directions

WN7 3JT



Floor Plan

27 Landside, Leigh



Total Area: 102.0 m² ... 1098 ft²

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.

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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	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	