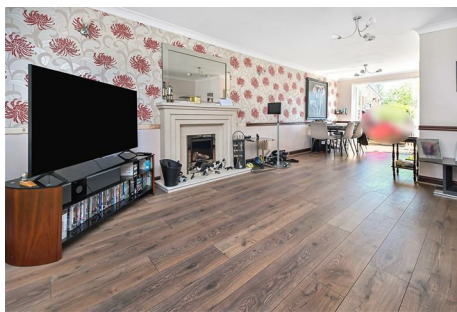


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Congresbury Road, Leigh

Situated in a very popular and well established location with good access to the town centre is this five-bedroom detached family home offering excellent living accommodation over two floors to include ample off-road parking to the front and a good sized low maintenance private rear garden

Asking Price £260,000

6 Congresbury Road

Leigh, WN7 5DY



- SITUATED IN A VERY POPULAR LOCATION
- PLANNING PERMISSION FOR AN EXTENSION

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL.

LOUNGE

14'4 (max) x 12'6 (max) (4.27m'1.22m (max) x 3.66m'1.83m (max))
Bay window. TV point. Radiator. Feature fire and surround. Wooden flooring.

DINING AREA

10'1 (max) x 7'8 (max) (3.05m'0.30m (max) x 2.13m'2.44m (max))
Doors with access to the rear garden

KITCHEN

9'6 (max) x 7'10 (max) (2.74m'1.83m (max) x 2.13m'3.05m (max))
Fitted kitchen with wall and base cupboards. Work surfaces. Sink unit. Oven. Gas hob. Extractor hood. Plumbing for washing machine.

BEDROOM

15'2 (max) x 7'7 (max) (4.57m'0.61m (max) x 2.13m'2.13m (max))
Radiator. TV point. Private entrance from the front of the property.

ENSUITE

Wet room style shower. Low level WC.

FIRST FLOOR:

LANDING

BEDROOM

13'8 (max) x 8'7 (max) (3.96m'2.44m (max) x 2.44m'2.13m (max))
Radiator.

BEDROOM

12'3 (max) x 9'1 (max) (3.66m'0.91m (max) x 2.74m'0.30m (max))
Radiator.

BEDROOM

9'6 (max) x 8'10 (max). (2.74m'1.83m (max) x 2.44m'3.05m (max).)
Radiator.

BEDROOM

9'2 (max) x 6'6 (max). (2.74m'0.61m (max) x 1.83m'1.83m (max).)
Radiator.

BATHROOM

Bath. Pedestal hand wash basin. Low level WC.
Tiled walls.

OUTSIDE:

The property is approached over an entrance driveway which provides ample off road parking to the front

GARDENS

The front garden is laid with artificial grass. To the rear is a large fully fenced garden with plants and shrubs and is laid with artificial grass and has a paved patio area perfect for outdoor entertaining.

TENURE

Freehold

VIEWING

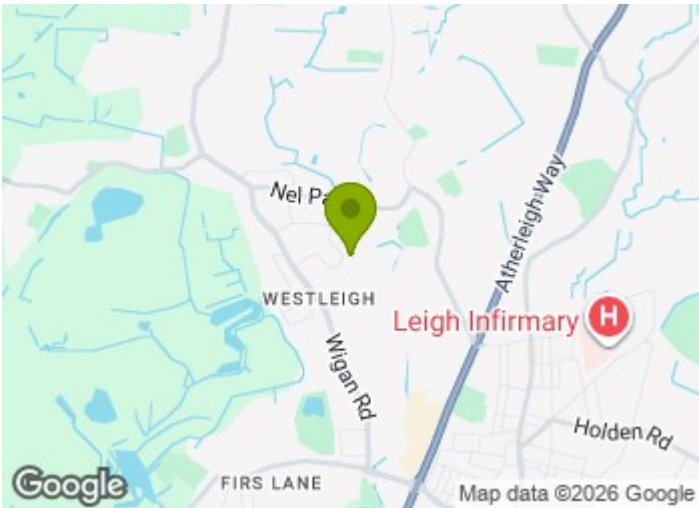
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

PLEASE NOTE

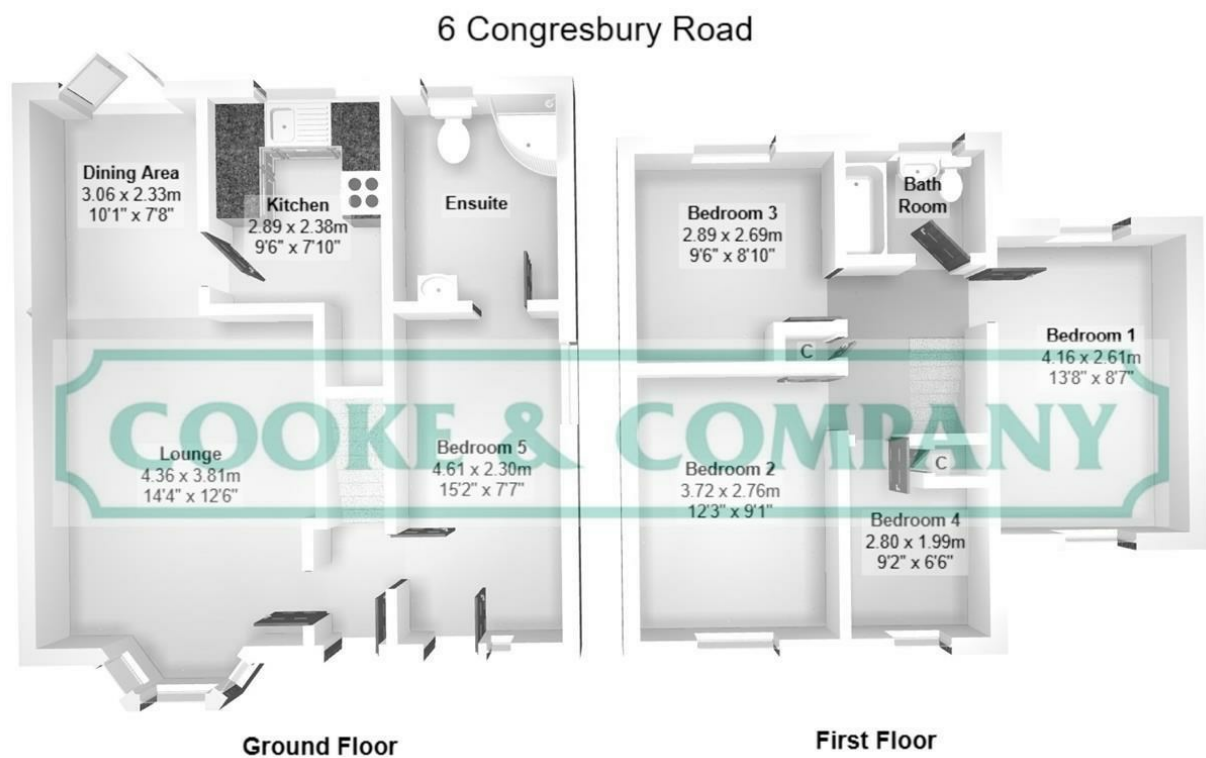
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 5DY



Floor Plan



Total Area: 101.3 m² ... 1090 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 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		82
(81-91) B		
(69-80) C	71	
(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	