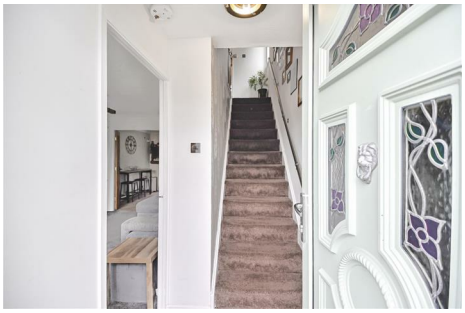
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Shelley Street, Leigh

Situated in a well established residential
area is this attractive three bedroom extended detached property
offering modern and well-presented living accommodation over two floors
with off road parking to the front and a beautiful
good-sized private garden to the rear

(NO CHAIN INVOLVED)

Asking Price £249,950

110 Shelley Street

Leigh, WN7 5EX

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- SITUATED IN A WELL ESTABLISHED LOCATION
- NO ONWARD CHAIN
- FREEHOLD
- VERY ATTRACTIVE GARDENS
- EXCELLENT FIRST TIME HOME
- OFF ROAD PARKING FOR SEVERAL VEHICLES

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL
Understairs storage.

LOUNGE
13'0 (max) x 11'2 (max) (3.96m'0.00m (max) x 3.35m'0.61m (max))
Attractive feature fireplace. TV Point. Bay window. Radiator.

KITCHEN/DINING ROOM
14'4 (max) x 9'11 (max) (4.27m'1.22m (max) x 2.74m'3.35m (max))
Fully fitted with base cupboards and wall units, sink with mixer taps. oven, gas hob and extractor. Plumbing for washing machine. French doors to outside. Radiator

UTI;LITY ROOM
7'0 (max) x 6'11 (max) (2.13m'0.00m (max) x 1.83m'3.35m (max))
Door to outside

GARDEN ROOM
10'8 (max) x 7'0 (max) (3.05m'2.44m (max) x 2.13m'0.00m (max))
TV point. Radiator. Indoor bar. Doors to outside

CLOAKROOM/WC
Low level WC. Built in vanity wash basin with storage.

FIRST FLOOR:

LANDING:

BEDROOM
14'4 (max) x 8'5 (max) (4.27m'1.22m (max) x 2.44m'1.52m (max))
Fitted wardrobes. TV point. Radiator

BEDROOM
8'8 (max) x 8'1 (max) (2.44m'2.44m (max) x 2.44m'0.30m (max))
Fitted wardrobes. Radiator

BEDROOM
8'1 (max) x 5'2 (max). (2.44m'0.30m (max) x 1.52m'0.61m (max).)
Fitted wardrobes. Radiator.

BATHROOM
Shower cubicle. Low level WC. Built in vanity wash basin with storage.

OUTSIDE:

GARDENS
The property is garden fronted with a large driveway offering off street parking. To the rear is a beautifully landscaped private garden with established plants and shrubs. In addition, there are two summer houses, covered seating areas, a fully equipped shepherds hut (with separate sleeping accommodation) and an outdoor bar area. The garden is idyllic and provides a perfect space for outdoor entertaining.

TENURE
Freehold

COUNCIL TAX
Council Tax Band B

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 5EX

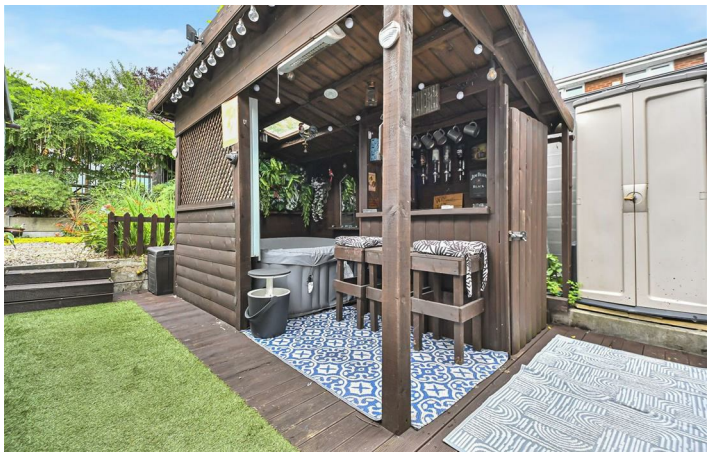


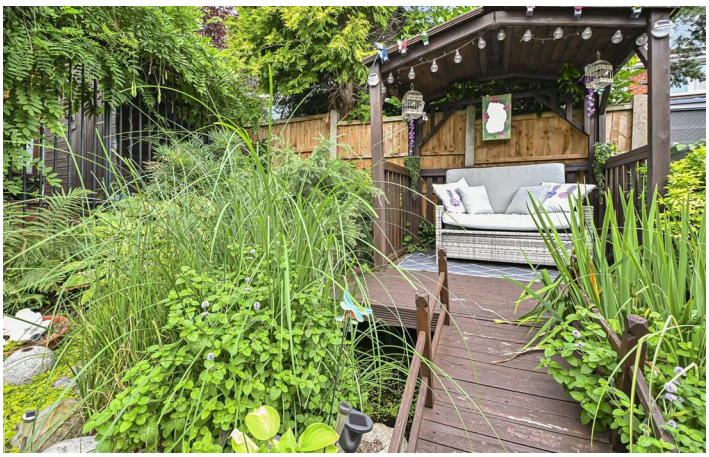










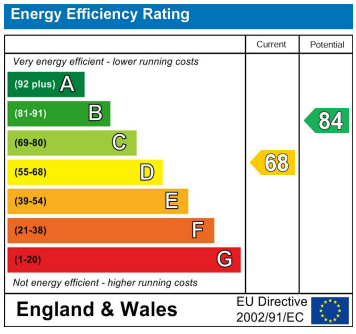




Floor Plan



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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