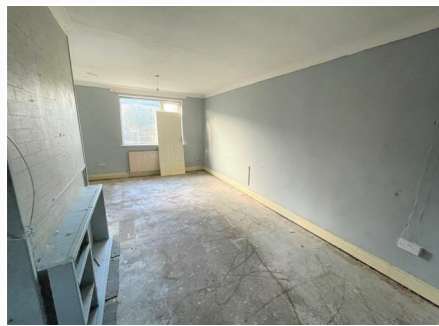


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Windsor Road, Leigh

Situated in an established location is this mid terrace property with three bedrooms in a small row of four requiring improvements but offering good sized family accommodation over two floors with gardens to the front and rear and available with no onward chain

**Asking Price £82,950**

## **GROUND FLOOR :**

### **ENTRANCE HALL**

**LOUNGE 21'3 (max) x 11'1 (max) (6.48m (max) x 3.38m (max) )**

Radiator.

**DINING KITCHEN 9'1 (max) x 9'5 (max) (2.77m (max) x 2.87m (max) )**

Door to rear.

**WALK IN STORE CUPBOARD 7'9 (max) x 6'4 (max) (2.36m (max) x 1.93m (max) )**

## **FIRST FLOOR :**

### **LANDING**

**BEDROOM 10'2 (max) x 8'2 (max) (3.10m (max) x 2.49m (max) )**

Radiator.

**BEDROOM 11'2 (max) x 10'6 (max) (3.40m (max) x 3.20m (max) )**

Radiator.

**BEDROOM 12'4 (max) x 6'3 (max) (3.76m (max) x 1.91m (max) )**

Radiator.

### **BATHROOM**

Walk in shower with electric shower fitment. Wash hand basin. Low

## **OUTSIDE :**

To the front and rear.

## **COUNCIL AND TAX BAND**

Wigan Council Tax Band A.

## **TENURE :**

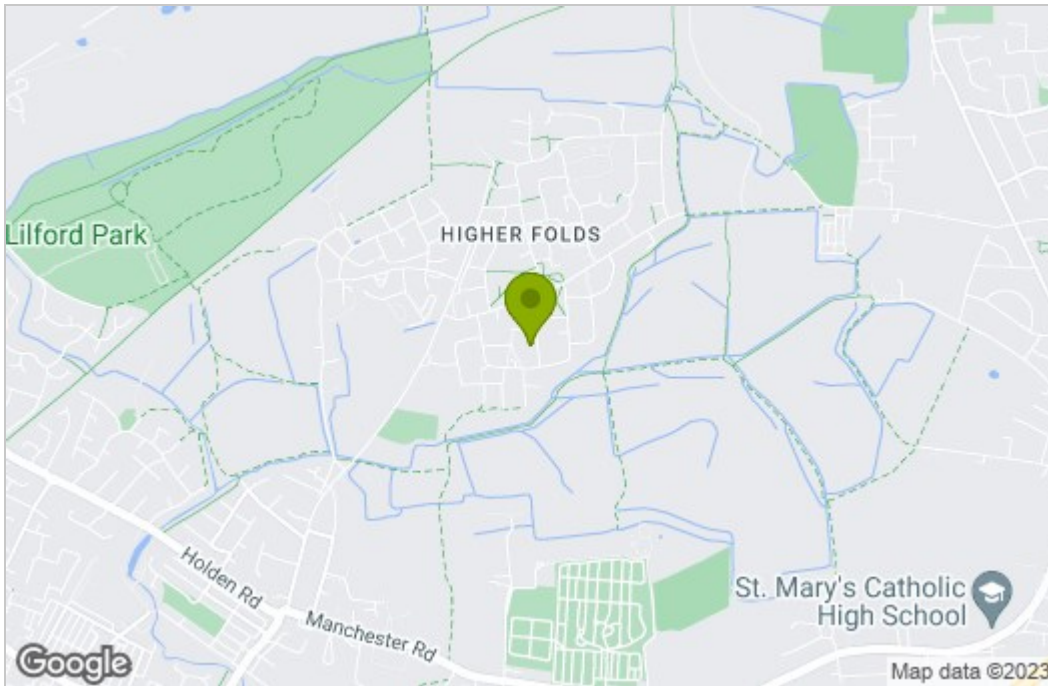
Freehold.

## **SERVICES (NOT TESTED)**

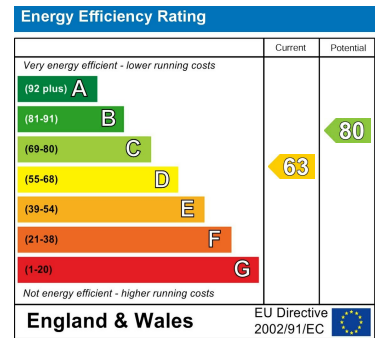
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.