

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Eldon Street, Leigh

Situated in a well-established residential location with good access to the town is this spacious three bedroom semi detached house offering excellent living space with a staircase to the attic. It also includes a garden to the rear with ample off road parking

**Asking Price £189,950**

# 3 Eldon Street

Leigh, WN7 5BQ



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE HALL

Radiator

### LOUNGE

13'0 (max) x 12'0 (max). (3.96m'0.00m (max) x 3.66m'0.00m (max).)

Fireplace and surround.TV Point. Radiator. Wooden flooring.

### KITCHEN/DINING AREA

20'0 (max) x 10'5 (max) ( 6.10m'0.00m (max) x 3.05m'1.52m (max)

Fully fitted with wall and base cupboards. Sink unit with mixer taps.

## FIRST FLOOR:

### LANDING

### BEDROOM

11'5 (max) x 10'7 (max) ( 3.35m'1.52m (max) x 3.05m'2.13m (max))

Radiator. Wooden flooring. TV Point

### BEDROOM

11'3 (max) x 10'3(max). (3.35m'0.91m (max) x 3.05m'0.91m(max).)

TV Point. Radiator. Wooden flooring

### BEDROOM

8'0 (max) x 6'8 (max). (2.44m'0.00m (max) x 1.83m'2.44m (max).)

Radiator. Wooden flooring

### SHOWER ROOM

6'10 (max) x 5'2 (max). (1.83m'3.05m (max) x 1.52m'0.61m (max). )

Walk in shower. Vanity built in wash basin. WC.

### ATTIC ROOM

### OUTSIDE

### PARKING

The property is approached over an entrance driveway with ample off road parking.

### OUTBUILDING

Utility space with plumbing for a washing machine. Storage. WC

### GARDEN

The gardens are to the rear with a paved area and flower beds.

### TENURE

Freehold

### VIEWING

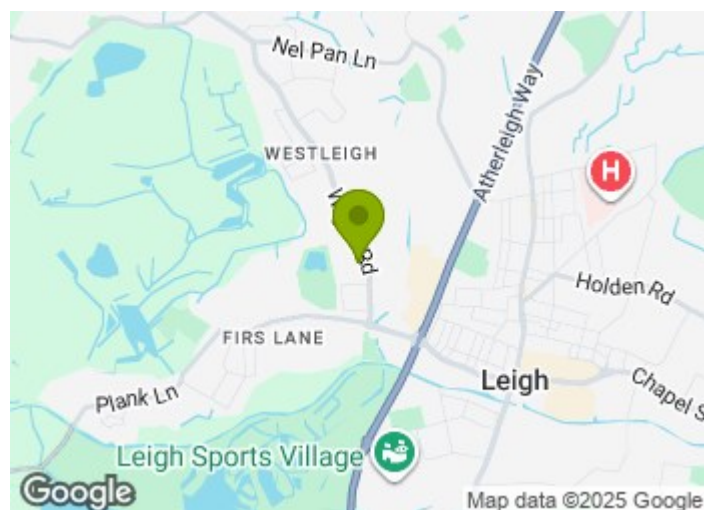
By appointment with the agents as overleaf.

### COUNCIL TAX

Council Tax Band A

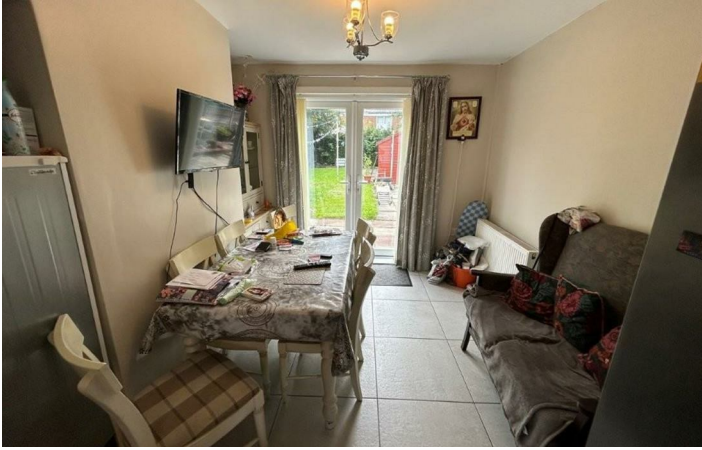
### PLEASE NOTE

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.

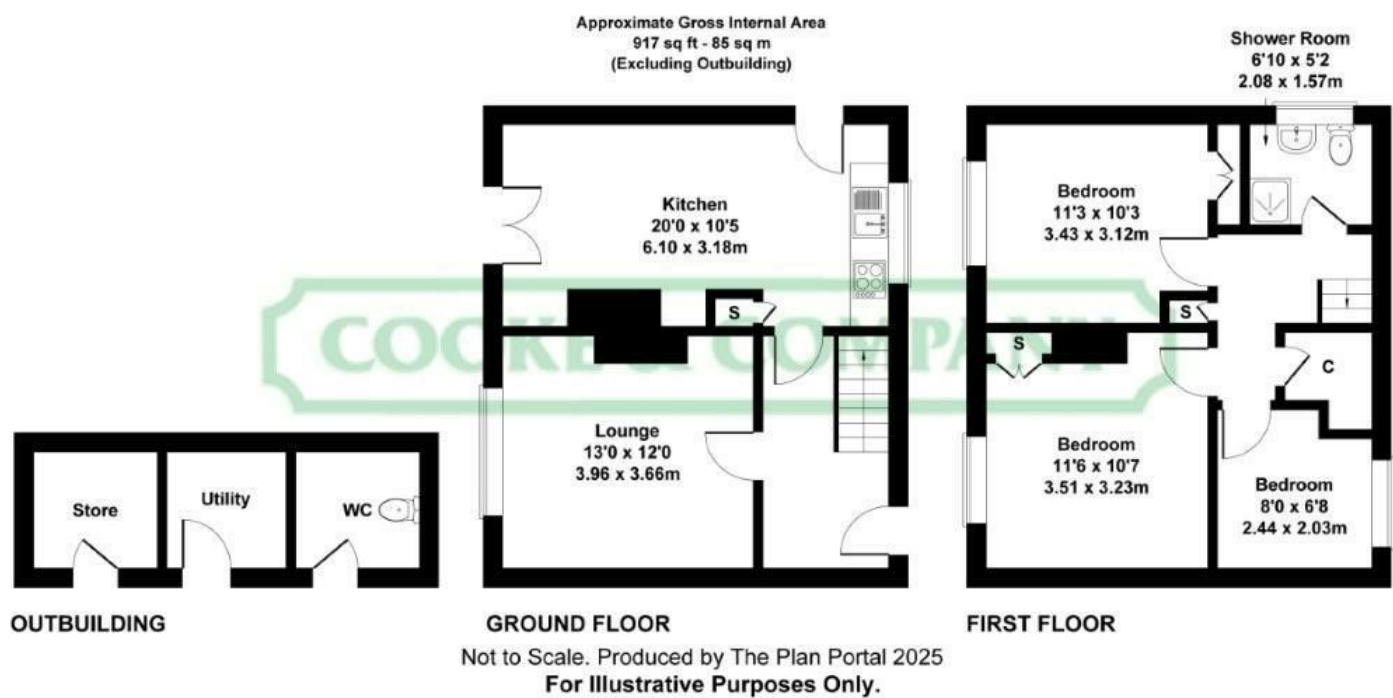


## Directions

WN7 5BQ



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC