

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Sovereign Fold Road, Leigh

In further detail the property includes:- Entrance hall, lounge and kitchen. There are two bedrooms and bathroom/wc.

The property is approached over an entrance driveway which provides off road parking leading to the detached garage. Gardens are to the front and rear.

Offers In The Region Of £184,950

14 Sovereign Fold Road

Leigh, WN7 5HX



In further the accommodation comprises OUTSIDE:

ENTRANCE HALL Radiator.	PARKING The property is approached via an entrance driveway providing off road parking leading to a detached garage.
LOUNGE 15'2 (max) x 13'6 (max) Windows to three sides. Gas Fire. TV Point. Radiator.	GARDENS To the front and rear.
KITCHEN 10'8 (max) x 8'5 (max) Fitted with wall cupboards and base units. Inset sink with mixer tap. Gas fired central heating boiler. Door to outside.	TENURE Freehold.
BEDROOM 11'9 (max) x 10'9 (max) Radiator.	COUNCIL AND TAX BAND Wigan Council Tax Band C.
BEDROOM 11'7 (max) x 7'4 (max) Radiator.	VIEWING By appointment with the agents as overleaf.
BATHROOM/WC Panelled bath with shower fitment unit wash hand basin. Low level Wc. Fully tiled walls.	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.

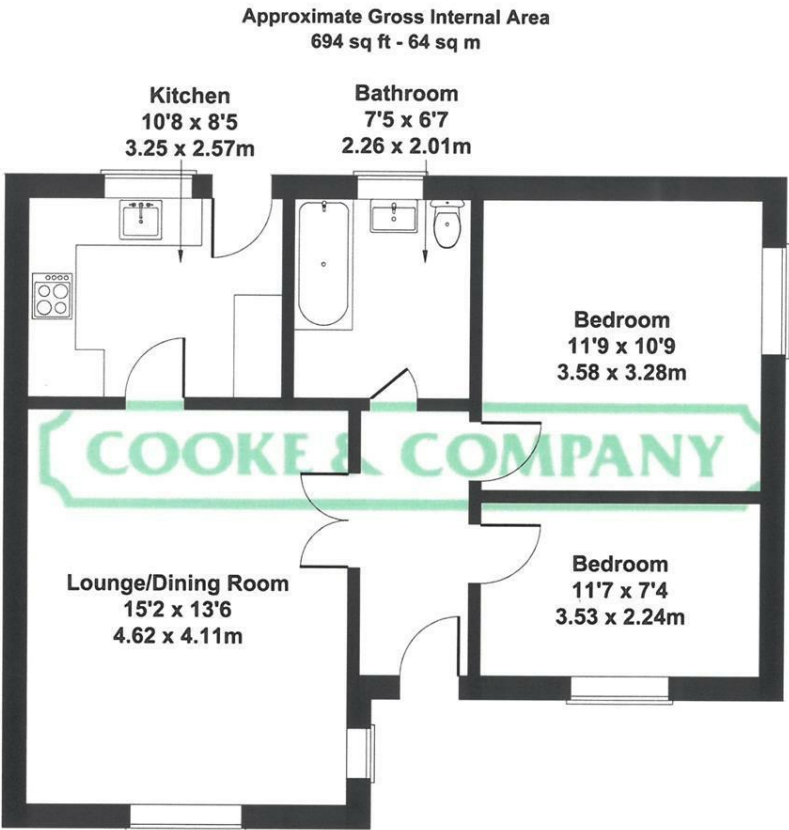
IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.



Directions
Sat Nav Ref: WN7 5HX



Floor Plan



Not to Scale. Produced by The Plan Portal 2024
For Illustrative 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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