



## 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

LOUNGE 15'2 (max) x 13'6 (max) Windows parking leading to a detached garage. 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. COUNCIL AND TAX BAND Wigan Council Tax Band C.

BEDROOM 11'9 (max) x 10'9 (max) Radiator.

VIEWING By appointment with the agents as overleaf.

BEDROOM 11'7 (max) x 7'4 (max) Radiator.

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.

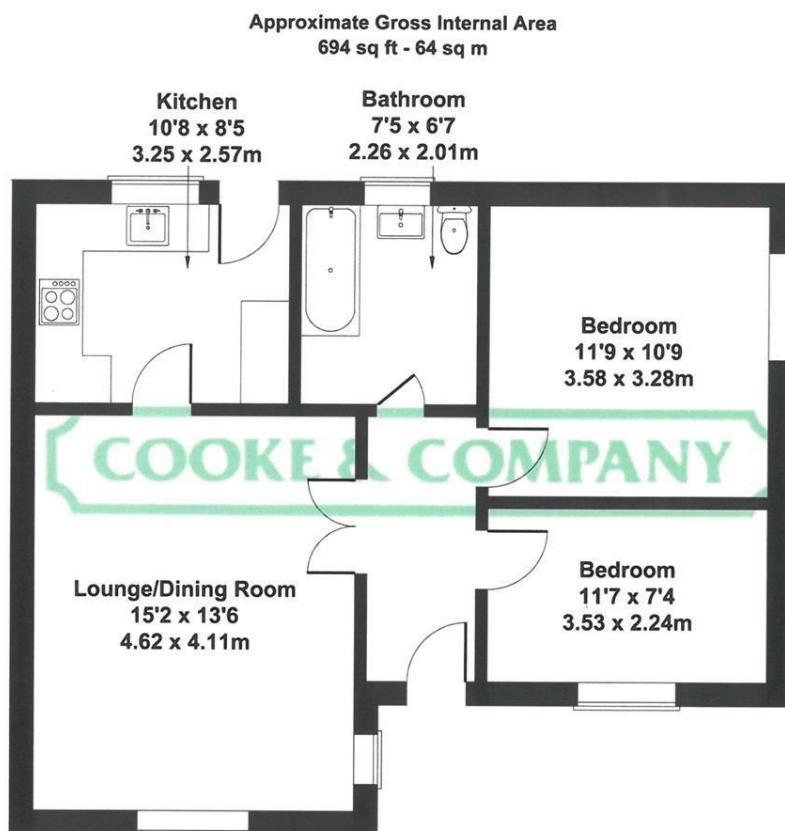


### Directions

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.

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	