

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Nel Pan Lane, Leigh

Situated in an established residential area with good access to public transport routes and local schools is this semi detached family property with three bedrooms in need of some improvements but offering good potential with off road parking to the front, private rear garden and available with no onward chain

Offers In Excess Of £130,000

288 Nel Pan Lane

Leigh, WN7 5LJ



In further the accommodation comprises :

GROUND FLOOR :

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

15'3" (max) x 12'7" (max) (4.65 (max) x 3.84 (max))
Bay Window. Fireplace. Radiator.

DINING KITCHEN

15'6" (max) x 8'4" (max) (4.72 (max) x 2.54 (max))
Fitted with base cupboards and wall units. Inset Sink with mixer tap. Oven and Hob. Under stairs store cupboard.

CONSERVATORY

13'7" (max) x 9'5" (max) (4.14 (max) x 2.87 (max))
Double doors to rear.

FIRST FLOOR :

LANDING

BEDROOM
11'8" (max) x 7'9" (max) (3.56 (max) x 2.36 (max))
Radiator.

BEDROOM

12'3" (max) x 9'4" (max) (3.73 (max) x 2.84 (max))
Radiator.

BEDROOM

8'5" (max) x 7'6" (max) (2.57 (max) x 2.29 (max))
Radiator.

BATHROOM

Panelled bath. Pedestal wash basin. Low level WC. Radiator. Part tiled walls.

OUTSIDE :

PARKING

The front garden has been paved to provide off road parking.

GARDENS

Good sized private rear garden.

TENURE :

To be confirmed.

VIEWING :

By appointment with the agent as overleaf.

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

From Cooke & Company's office turn right onto Spinning Jenny Way and continue forward through the lights onto Twist Lane. At the roundabout take the fourth exit onto Atherleigh Way and proceed through the next lights and then turn left onto Kirkhall Lane, which leads onto Westleigh Lane and continue forward. Turn left onto Nel Pan Lane and continue forward, where the property can then be found. (Sat Nav Ref WN7 5LJ)





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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