

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kirkhall Lane, Leigh

Situated in a popular location is this very spacious and recently updated two bedroom family home offering well proportioned living accommodation over two floors offering excellent first time accommodation to include a garden to the front and closed courtyard style rear

(EXCELLENT FIRST TIME HOME)

Asking Price £139,950

14 Kirkhall Lane

Leigh, WN7 1RY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'4 (max) x 13'6 (max) (4.27m'1.22m (max) x 3.96m'1.83m (max))
Attractive fireplace with surround. Radiator.

DINING KITCHEN

14'5 (max) x 12'0 (max) (4.27m'1.52m (max) x 3.66m'0.00m (max))
Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Oven & hob. Part tiled walls. Island feature. Patio doors to sun loggia. Wooden flooring.

STUDY/SMALL SITTING ROOM

8'3 (max) x 5'8 (max) (2.44m'0.91m (max) x 1.52m'2.44m (max))
Patio doors to sun loggia. Wooden flooring.

SEPARATE WC

Wash hand basin. Low level WC. Radiator.

SUN LOGGIA

Door to outside courtyard.

FIRST FLOOR:

LANDING

BEDROOM

10'5 (max) x 14'5 (max) (3.05m'1.52m (max) x 4.27m'1.52m (max))
Radiator.

BEDROOM

7'0 (max) x 18'6 (max) (2.13m'0.00m (max) x 5.49m'1.83m (max))
Radiator.

BATHROOM

12'6 (max) x 6'9 (max) (3.66m'1.83m (max) x 1.83m'2.74m (max))
Good sized. Panelled bath. Separate shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE:

The property is garden fronted with courtyard style area to the rear.

TENURE

Leasehold

VIEWING

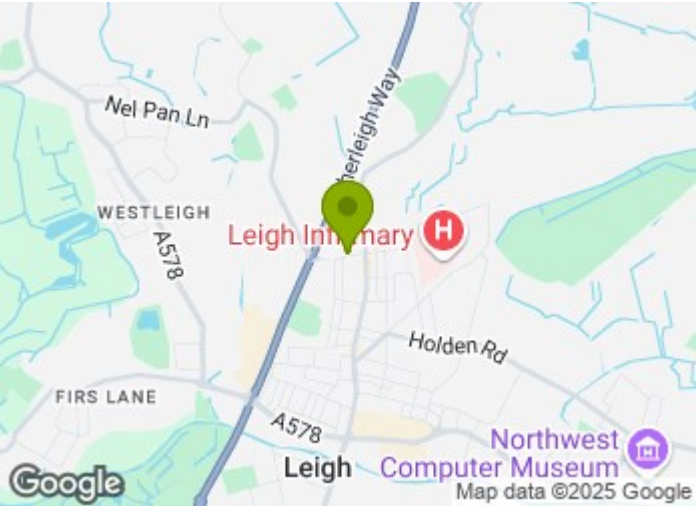
By appointment with the agents as overleaf.

COUNCIL TAX BAND

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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.

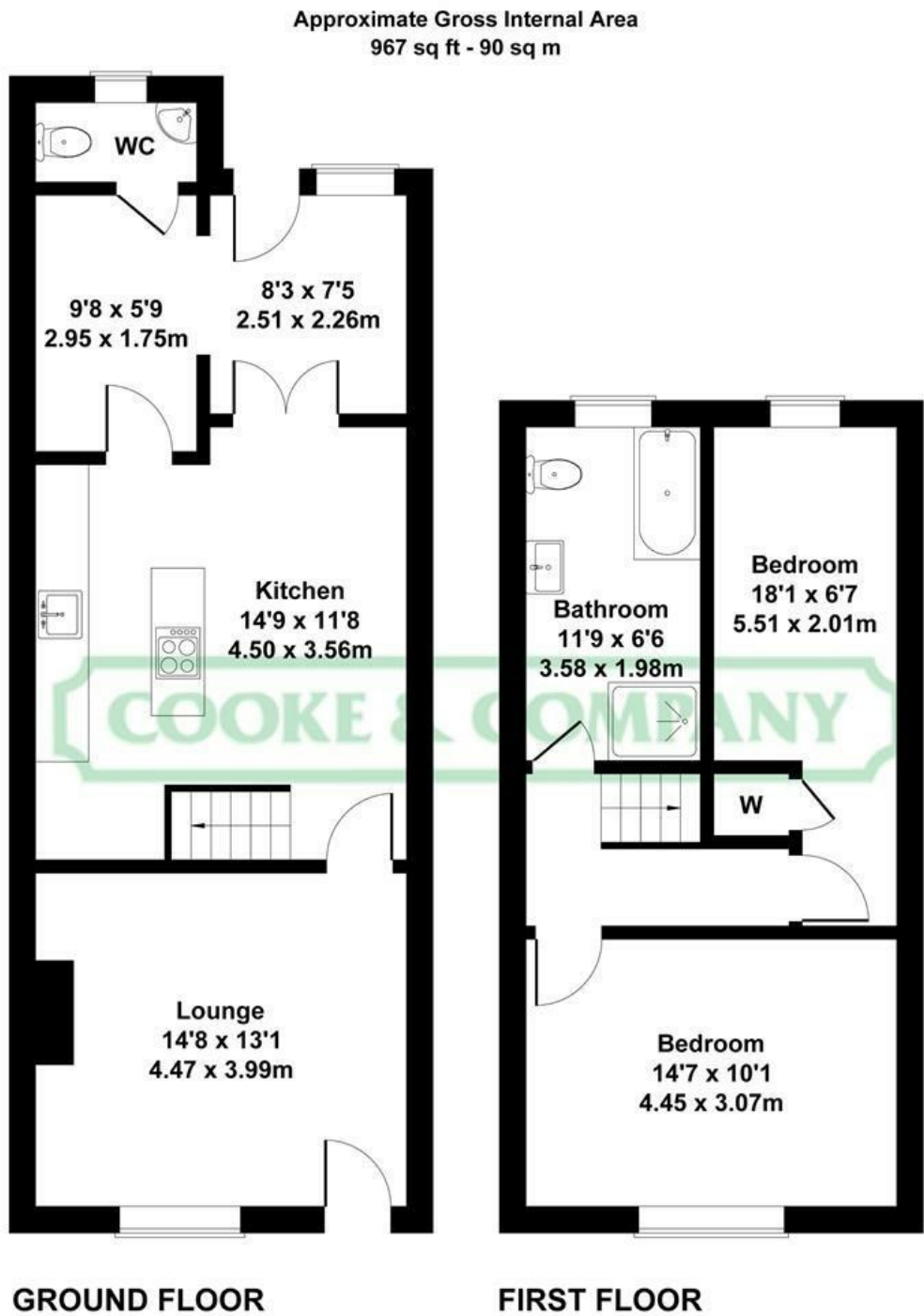


Directions

Sat Nav Ref: WN7 1RY



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales		
EU Directive 2002/91/EC		