

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pownall Street, Leigh

Located in a very popular residential area with good access to the Guided Busway for commuter routes and a short walk to local schools and the Town Centre is this well presented semi detached modern property with two bedrooms offering attractive living accommodation over two floors with conservatory, off road parking and private rear garden

Offers In Excess Of £200,000

10 Pownall Street

Leigh, WN7 2HA



In further the accommodation comprises :

GROUND FLOOR :

ENTRANCE PORCH

ENTRANCE HALL

Radiator.

KITCHEN

8'5" (max) x 6'1" (max) (2.57 (max) x 1.85 (max))
Fitted kitchen with wall and base cupboards. Inset sink with mixer tap. Integrated Oven. Gas hob and extractor hood. Plumbing for washing machine.

LOUNGE

14'8" (max) x 12'3" (max) (4.47 (max) x 3.73 (max))
TV Point. Radiator. Wooden flooring. Double doors to conservatory.

CONSERVATORY

11'1" (max)m x 10'4" (max) (3.38 (max)m x 3.15 (max))
Wooden flooring. Fitted Blinds. Double door to rear garden.

FIRST FLOOR :

LANDING

BEDROOM

12'6" (max) x 7'2" (max) (3.81 (max) x 2.18 (max))
Radiator.

BEDROOM

10'6" (max) x 9'4" (max) (3.20 (max) x 2.84 (max))
Fitted Wardrobes. Radiator.

BATHROOM

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

OUTSIDE :

PARKING

The property has a driveway providing off road parking.

GARDENS

Front garden with lawn and planted shrubs and tree. To the rear there is a lovely patio garden with decking seating area and lawn with mature planted borders.

TENURE :

Freehold.

VIEWING :

By appointment with the agents as overleaf.

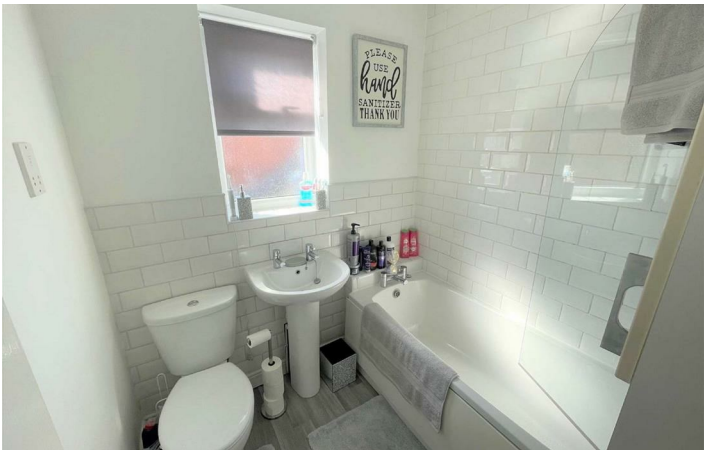
SERVICES (NOT TESTED)

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 on Lord Street turn left onto Brown Street North and turn right onto College Street and continue forward onto Guest Street. Turn left onto Pownall Street, where the property can then be found. (Sat. Nav. Ref. WN7 2HA)





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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