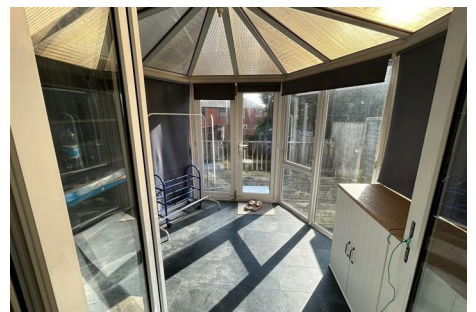


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Laxey Crescent, Leigh

Situated in an established residential area with good access to public transport routes and local schools is this three bedroom semi detached family home offering well proportioned living accommodation throughout with off road parking to the front and good sized private rear garden

**Asking Price £145,950**

# 58 Laxey Crescent

Leigh, WN7 5HF



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

**LOUNGE**

14'1 (max) x 12'3 (max) (4.27m'0.30m (max) x 3.66m'0.91m (max) )

Attractive Fireplace and Surround. Wooden Flooring. Radiator.

**DINING KITCHEN**

9'6 (max) x 10'6 (max) (2.74m'1.83m (max) x 3.05m'1.83m (max) )

Fully fitted with wall cupboards and base units. Inset sink with mixer tap. Oven hob and extractor hood. Plumbing for washing machine. High gloss ceramic tiled floor. French Doors leading to conservatory

**BATHROOM**

9'2(max) x 4'4 (max) (2.74m'0.61m(max) x 1.22m'1.22m (max) )

Shower cubicle. Vanity wash hand basin. Low level WC. Heated Towel Radiator. Fully tiled walls and tiled floor.

**CONSERVATORY**

9'10 (max) x 9'4 (max) (2.74m'3.05m (max) x 2.74m'1.22m (max) )

French Doors leading to outside area.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

12'6 (max) x 11'0 (max) (3.66m'1.83m (max) x 3.35m'0.00m (max) )

Radiator.

**BEDROOM**

12'10 (max) x 8'11 (max) ( 3.66m'3.05m (max) x 2.44m'3.35m (max) )

Radiator.

**BEDROOM**

8'11 (max) x 6'2 (max) ( 2.44m'3.35m (max) x 1.83m'0.61m (max) )

Radiator.

**OUTSIDE:**

**PARKING**

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

**GARDENS**

To the rear, good size with decking patio area and further paved area.

**COUNCIL AND TAX BAND :**

Wigan Council Tax Band A.

**TENURE**

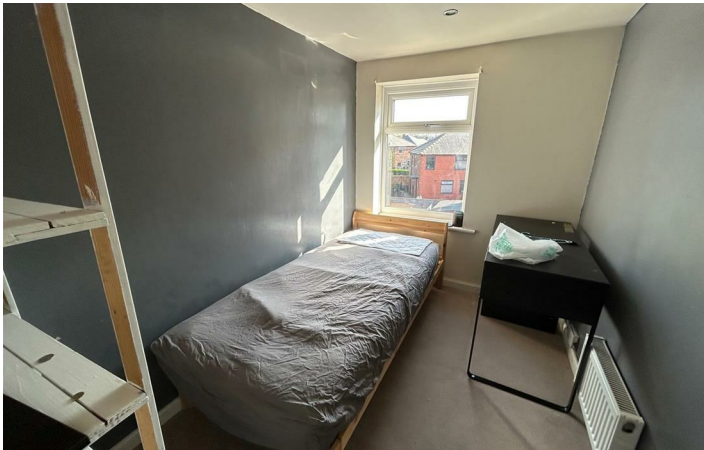
Leasehold. Annual Ground Rent payable of £10.00.



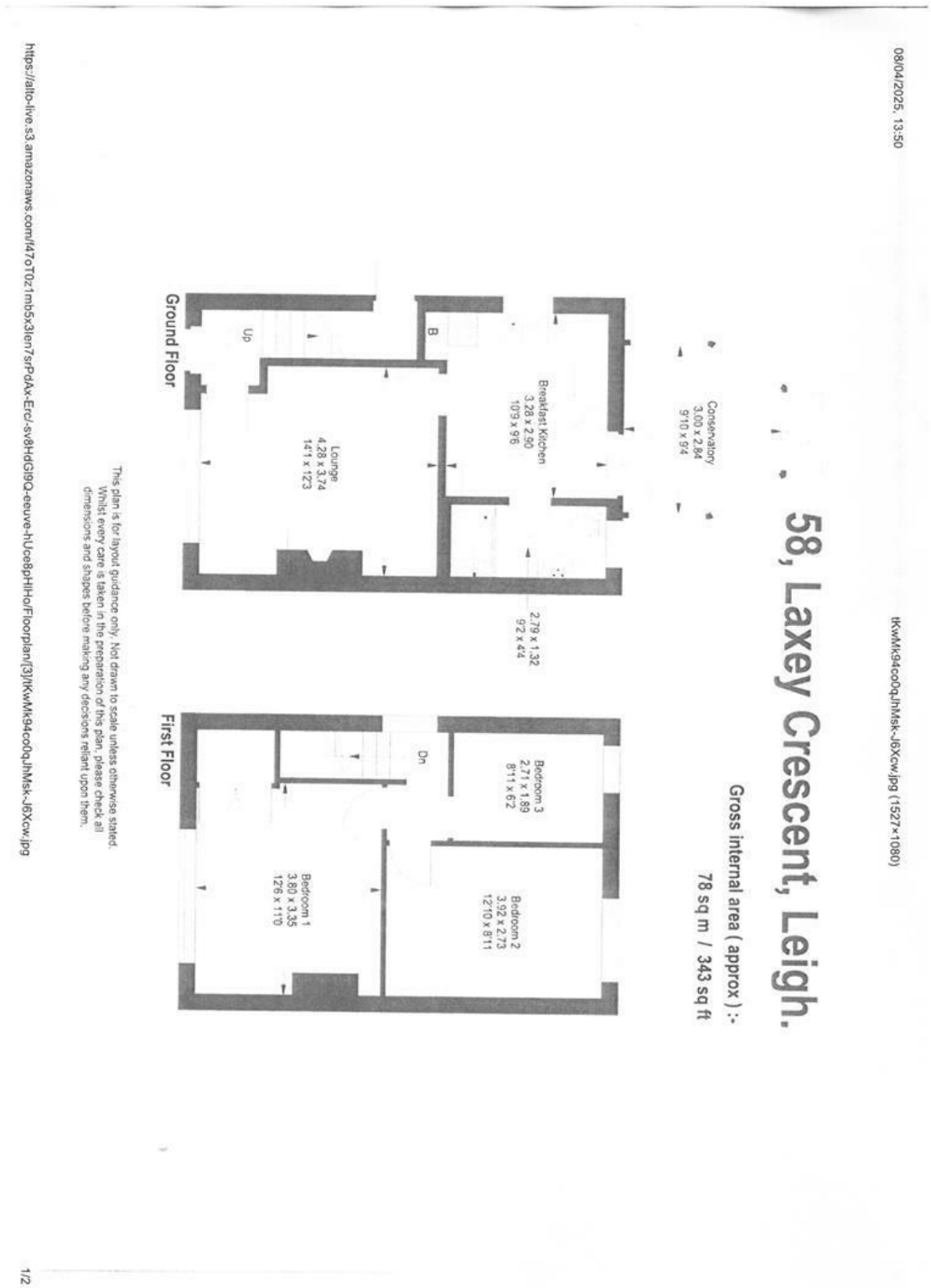
**Directions**

Sat Nav Ref WN7 5HE





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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	55	75
EU Directive 2002/91/EC		