

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Charles Street, Leigh

Located in a sought after area and just a short walk to local amenities is this three bedroom extended semi-detached family home offering well-proportioned accommodation throughout with gardens to the front and rear and a driveway providing off road parking leading to a detached garage.

**Asking Price £209,950**

# 182 Charles Street

Leigh, WN7 1HF



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

### LOUNGE

16'3 (max) x 12'6 (max) (4.88m'0.91m (max) x 3.66m'1.83m (max) )

TV Point. Radiator.

### DINING ROOM

15'9 (max) x 8'3 (max) (4.57m'2.74m (max) x 2.44m'0.91m (max))

Radiator

### KITCHEN

11'3 (max) x 7'0 (max) (3.35m'0.91m (max) x 2.13m'0.00m (max) )

Fully fitted with base cupboards and wall units.

Work surfaces. Sink with mixer tap. Plumbing for washing machine.

## FIRST FLOOR

## LANDING

### BEDROOM

12'1 (max) x 9'3 (max). (3.66m'0.30m (max) x 2.74m'0.91m (max). )

Radiator.

### BEDROOM

9'6 (max) x 8'6 (max). ( 2.74m'1.83m (max) x 2.44m'1.83m (max). )

Radiator. Fitted wardrobes.

### BEDROOM

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

Radiator

### FAMILY SHOWER ROOM

6'0 (max) 5'4 (max) (1.83m'0.00m (max) 1.52m'1.22m (max) )

Shower cubicle. Pedestal wash basin. WC.

Heated towel rail.

## OUTSIDE:

### PARKING

Garden fronted with a driveway offering ample off street parking leading to a detached garage.

## GARDENS

The front garden is mainly laid to lawn. To the rear is a large low maintenance garden with raised flower beds.

## TENURE

Leasehold

## COUNCIL TAX

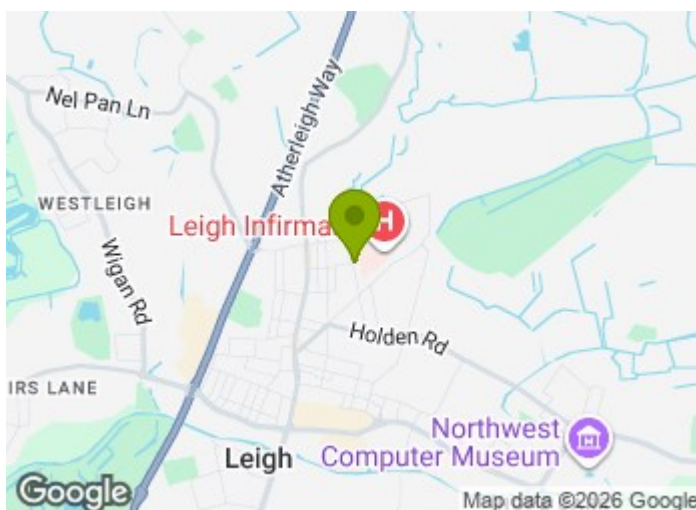
Council Tax Band C

## VIEWING

By appointment with the agents as overleaf.

## 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.



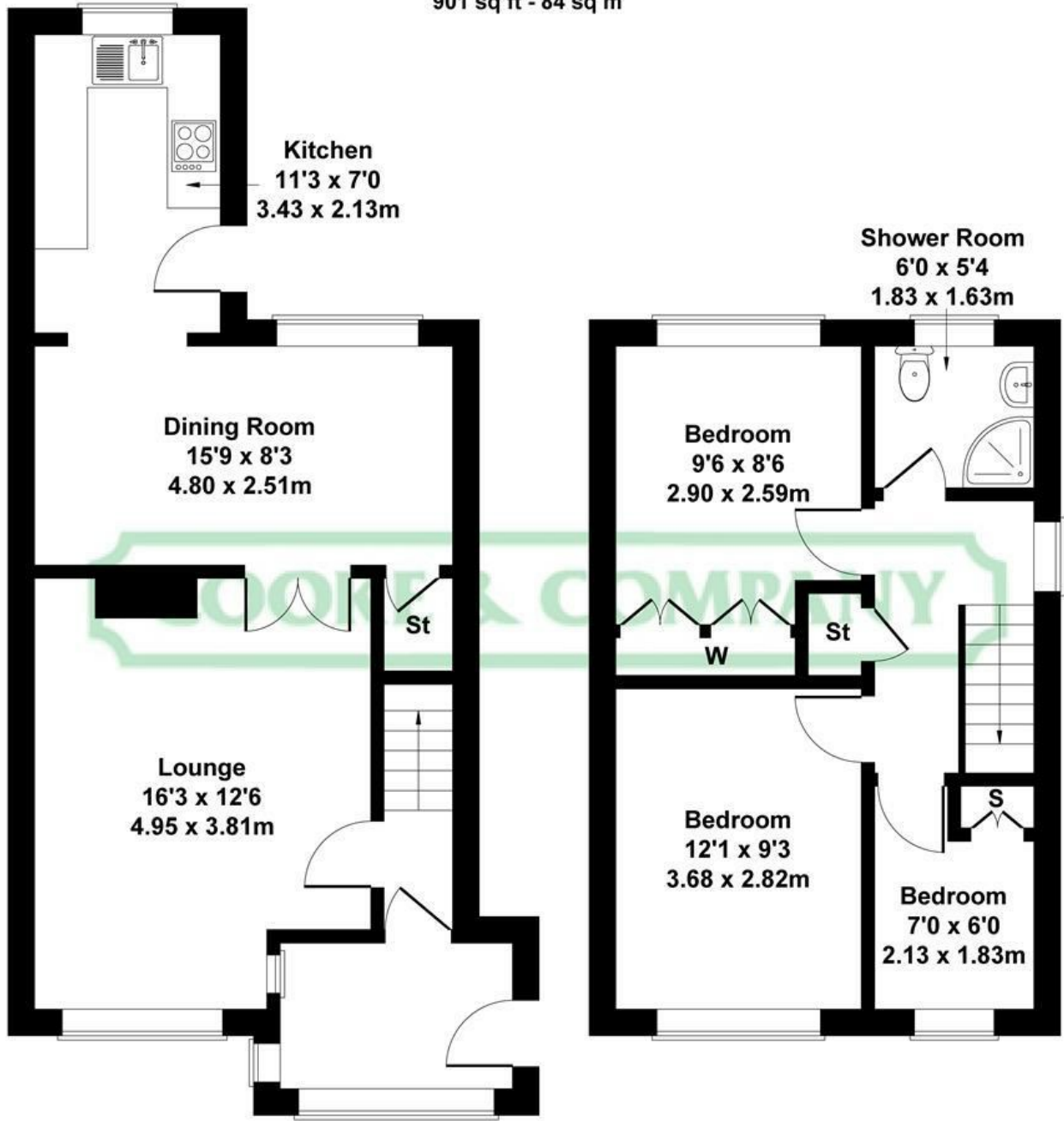
## Directions

WN7 1HF



# Floor Plan

Approximate Gross Internal Area  
901 sq ft - 84 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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 firm's 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	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	