

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lowood Street, Leigh

A very attractive and well presented throughout three bedroom mid mews style family home offering attractive accommodation over two floors to include excellent sized gardens to the rear and off road parking to the front situated in a popular and well established residential location

(LOFT ROOM)

Asking Price £179,995

26 Lowood Street

Leigh, WN7 5AN



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

16'4 (max) x 10'8 (max) (4.88m'1.22m (max) x 3.05m'2.44m (max))

Bow window. Feature fire and surround with inset lighting. TV point. Wooden flooring. Radiator.

DINING KITCHEN

16'4 (max) x 8'7 (max) (4.88m'1.22m (max) x 2.44m'2.13m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls. Inset lighting. Open to

CONSERVATORY

9'8 (max) x 8'9 (max) (2.74m'2.44m (max) x 2.44m'2.74m (max))

Wooden flooring. Double doors to rear gardens. Radiator.

FIRST FLOOR:

LANDING

BEDROOM

11'0 (max) x 9'6 (max) (3.35m'0.00m (max) x 2.74m'1.83m (max))

Radiator.

BEDROOM

9'7 (max) x 8'5 (max) (2.74m'2.13m (max) x 2.44m'1.52m (max))

Radiator.

BEDROOM

6'5 (max) x 5'11 (max) (1.83m'1.52m (max) x 1.52m'3.35m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC.

Radiator.

LOFT ROOM

OUTSIDE:

PARKING

The property benefits off road parking to the front.

GARDENS

To the rear the gardens are of excellent size, mainly laid to lawn with feature paved patio and large garden shed.

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.



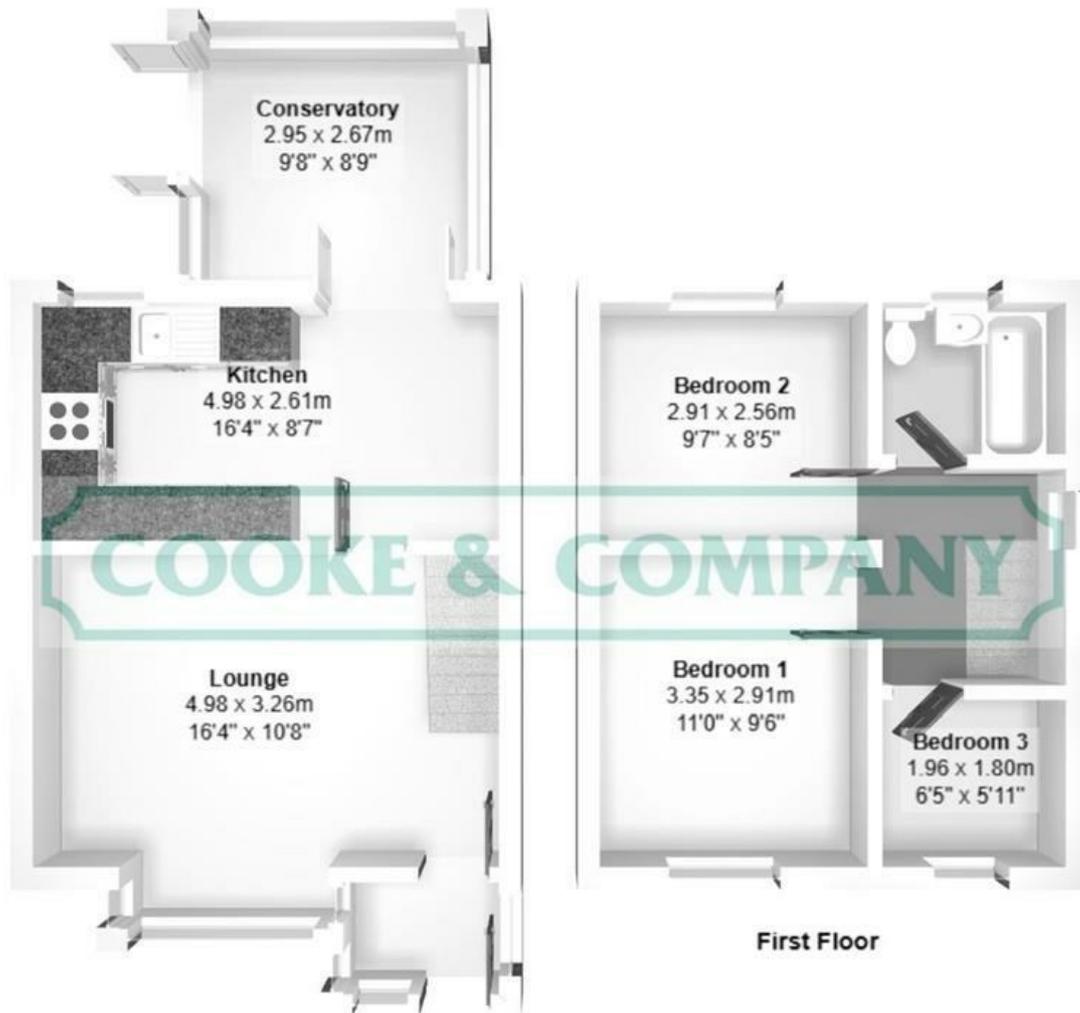
Directions

Sat Nav Ref: Wn7 5AN



Floor Plan

26 Lowood Street



Ground Floor

Total Area: 72.9 m² ... 784 ft²

All measurements are approximate and for display 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	