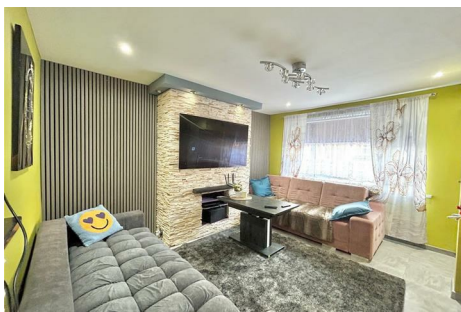


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Douglas Road, Leigh

Situated in an established and popular residential area is this well presented semi-detached family home with three bedrooms offering ready to move into accommodation throughout to include off street parking and a generous sized private rear garden

Asking Price £165,000

46 Douglas Road

Leigh, WN7 5HD



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

LOUNGE

13'7 (max) x 12'2 (max). (3.96m'2.13m (max) x 3.66m'0.61m (max).)
TV point.

KITCHEN

10'3 (max) x 9'6 (max). (3.05m'0.91m (max) x 2.74m'1.83m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Plumbing for washing machine. Built in oven. Gas hob. Extractor fan. French doors to rear of property.

FIRST FLOOR:

LANDING:

BEDROOM

12'3 (max) x 10'8 (max). (3.66m'0.91m (max) x 3.05m'2.44m (max).)

BEDROOM

12'8 (max) x 9'0 (max). (3.66m'2.44m (max) x 2.74m'0.00m (max).)

BEDROOM

8'7 (max) x 6'1 (max). (2.44m'2.13m (max) x 1.83m'0.30m (max).)

OUTSIDE:

GARDEN

The property is fully block paved to the front offering off street parking and to the rear there is a large private garden with decking, and a laid to lawn area with established trees and plants.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

PLEASE NOTE:

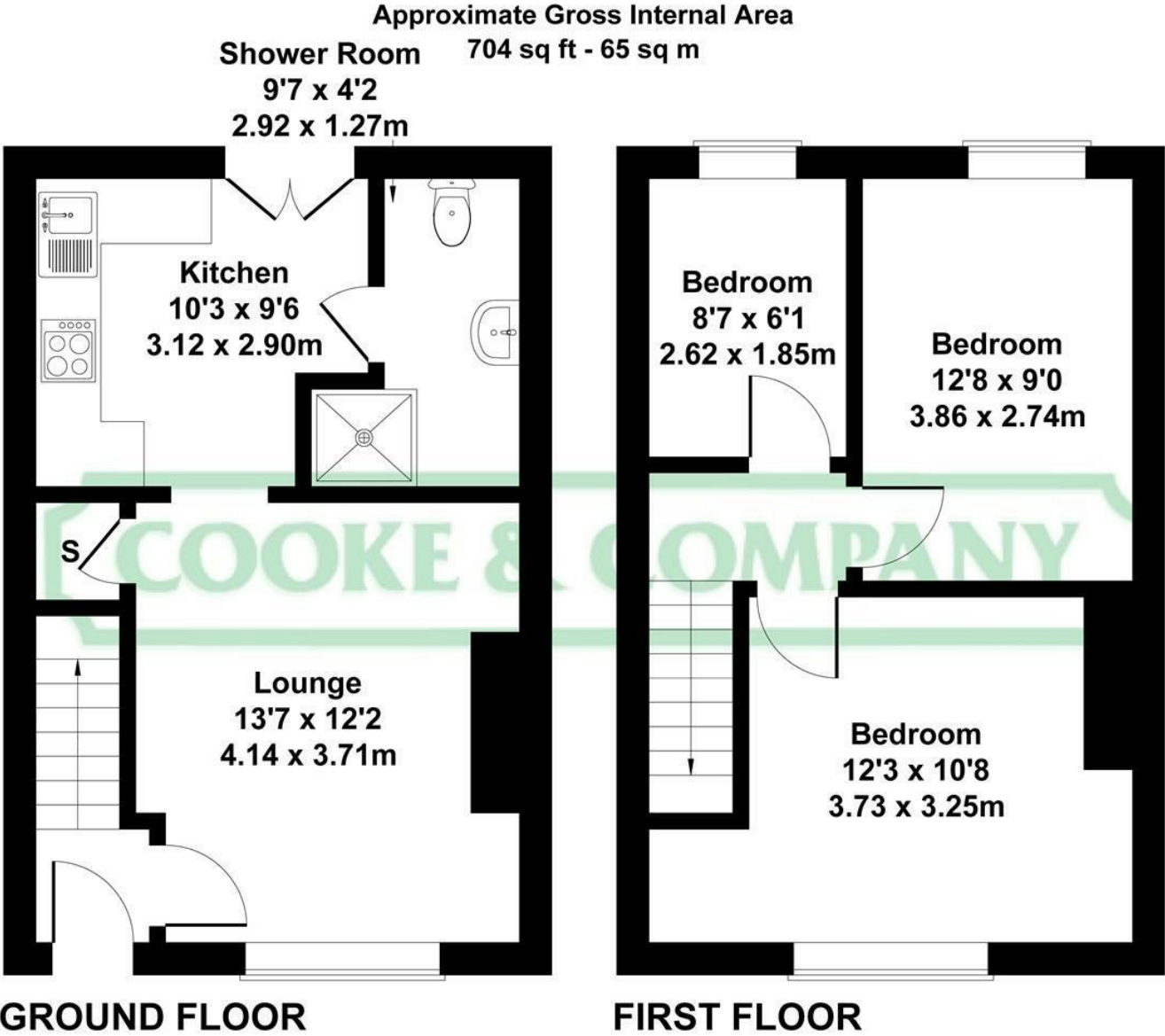
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 5HG



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
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.

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		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		