COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Leigh Road, Hindley Green

Situated in a very popular location is this
two-bedroom pavement fronted end terrace
property offering excellent first time accommodation
and generous sized living accommodation over two floors
to include an enclosed courtyard style area to the rear

Asking Price £135,000

288 Leigh Road

Hindley Green, WN2 4XW

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE
16'5 (max) x 12'2 (max) (4.88m'1.52m (max) x 3.66m'0.61m (max))
Fire and surround. TV point. Radiator.

DINING ROOM
17'4 (max) x 12'4 (max) (5.18m'1.22m (max) x 3.66m'1.22m (max))
Fire and surround. Radiator. Doors to rear of property

KITCHEN
14'11 (max) x 6'3 (max) (4.27m'3.35m (max) x 1.83m'0.91m (max))
Fitted with base cupboards. Work surfaces. Sink unit with mixer tap. Oven. Hob. Plumbing for washing machine. Door to rear.

FIRST FLOOR:

LANDING:

BEDROOM
16'5 (max) x 12'2 (max (4.88m'1.52m (max) x 3.66m'0.61m (max)
Radiator.

BEDROOM
15'3 (max) x 8'4 (max) (4.57m'0.91m (max) x 2.44m'1.22m (max))
Radiator.

BATHROOM
9'9 (max) x 8'12 (max) (2.74m'2.74m (max) x 2.44m'3.66m (max))
Panelled bath. Pedestal wash hand basin. Low level WC.

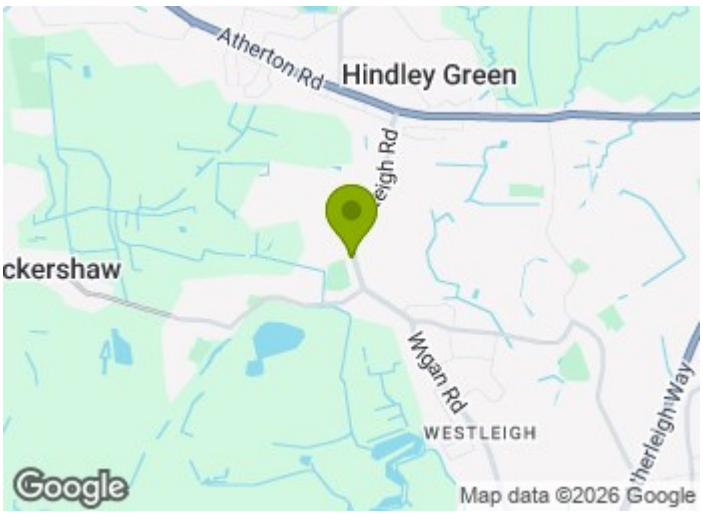
OUTSIDE:
The property is pavement fronted with an enclosed courtyard style area to the rear.

TENURE
Seller advised Freehold

VIEWING
By appointment with the agents over leaf.

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

WN2 4XW

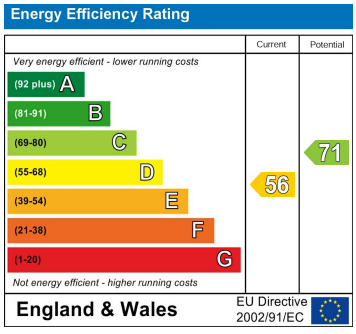




Floor Plan



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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