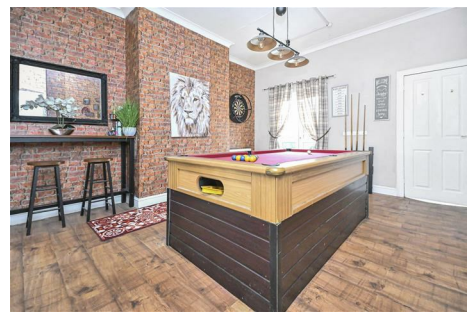
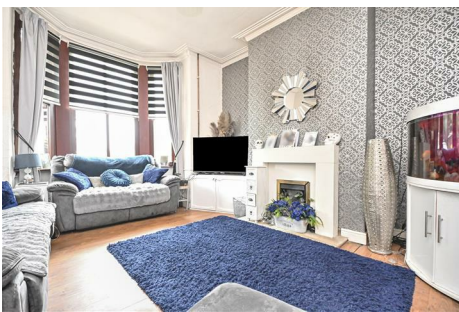


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Firs Lane, Leigh

Situated in an established residential area is this very attractive and well maintained throughout garden fronted end-terraced property with three bedrooms offering spacious family accommodation with garden to the rear and convenient access for local schools and access to the Town Centre and retail amenities

**Asking Price £209,950**



# 155 Firs Lane

## Leigh, WN7 4SU



VIEWNG HIGHLY RECOMMENDED

In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE VESTIBULE**

**LOUNGE**

12'8 (max) x 12'5 (max) ( 3.66m'2.44m (max) x 3.66m'1.52m (max))  
Bay window. TV point. Feature fire and surround.  
Radiator. Wooden flooring.

**DINING ROOM**

15'3 (max) x 13'3 (max) (4.57m'0.91m (max) x 3.96m'0.91m (max))  
Wooden flooring. Radiator. Doors to rear of property

**KITCHEN**

12'4 (max) x 8'6 (max) (3.66m'1.22m (max) x 2.44m'1.83m (max))  
Fitted with wall and base units. Sink unit with mixer tap. Hob. Extractor. Plumbing for washing machine. Door to rear

**WC**

Low level WC

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

15'4 (max) x 11'0 (max) (4.57m'1.22m (max) x 3.35m'0.00m (max))  
Radiator

**BEDROOM**

12'5 (max) x 10'3 (max) (3.66m'1.52m (max) x 3.05m'0.91m (max) )  
Radiator. TV point

**BEDROOM**

9'2 (max) x 6'0 (max) (2.74m'0.61m (max) x 1.83m'0.00m (max) )  
Radiator

**BATHROOM**

12'4 (max) x 8'6 (max) (3.66m'1.22m (max) x 2.44m'1.83m (max))  
Panelled bath with overhead shower fitment.  
Glass shower screen. Pedestal wash hand basin.  
Radiator

**SECOND FLOOR**

**LOFT ROOM**

16'2 (max) x 12'9 (max) (4.88m'0.61m (max) x 3.66m'2.74m (max))  
Radiator

**OUTSIDE**

The property is garden fronted with an attractive private enclosed courtyard style area to the rear with a paved seating and a separate lovely garden room,

**TENURE**

Leasehold

**COUNCIL TAX**

Council Tax Band A

**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.



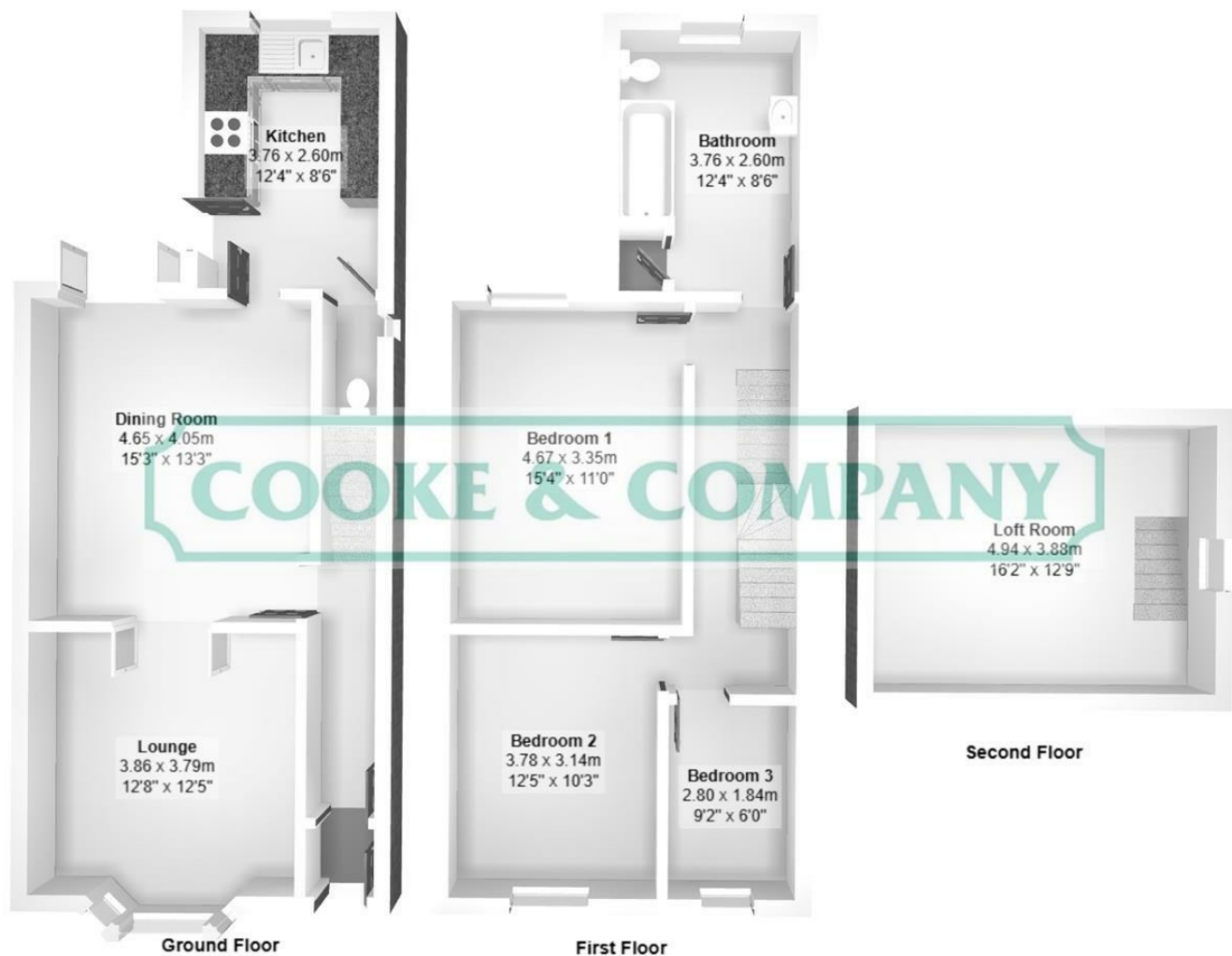
Directions  
WN7 4SU





Floor Plan

155 Firs Lane, Leigh



Total Area: 126.5 m² ... 1362 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 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

| 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>                            | 51      | 63                      |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |