

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Diamond Street, Leigh

Situated in a heart of Leigh with excellent access to the town centre and Sports Village is this spacious five bedroom family home offering well proportioned living accommodation over two floors to include good sized gardens to the front and rear and off road parking to the front

(CURRENTLY BEING USED AS AIR BNB)

Asking Price £209,995

3 Diamond Street

Leigh, WN7 4JQ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

LOUNGE

22'10 (max) x 12'2 (max) (6.71m'3.05m (max) x 3.66m'0.61m (max))

. Tv point. Radiator.

KITCHEN

12'9 (max) x 10'10 (max) (3.66m'2.74m (max) x 3.05m'3.05m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer tap's Plumbing for washing machine. Part tiled walls. Built in oven and hob with extractor fan. Leading to :-

CONSERVATORY

12'4 (max) x 9'2 (max) (3.66m'1.22m (max) x 2.74m'0.61m (max))

Access to gardens.

BEDROOM

10'9 (max) x 9'8 (max) (3.05m'2.74m (max) x 2.74m'2.44m (max))

Radiator.

FIRST FLOOR:

LANDING

BEDROOM

12'2 (max) x 10'5 (max) (3.66m'0.61m (max) x 3.05m'1.52m (max))

Radiator.

BEDROOM

13'6 (max) x 9'9 (max) (3.96m'1.83m (max) x 2.74m'2.74m (max))

Radiator.

BEDROOM

13'0 (max) x 7'6 (max) (3.96m'0.00m (max) x 2.13m'1.83m (max))

Radiator.

BEDROOM

10'7 (max) x 5'9 (max) (3.05m'2.13m (max) x 1.52m'2.74m (max))

Radiator.

BATHROOM

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

Radiator.

OUTSIDE:

GARAGE

The property is approached over entrance driveway which provides off road parking to the front leading to the detached garage.

GARDENS

The gardens are to the front and rear, good sized, mainly paved for easy maintenance.

TENURE

Freehold.

VIEWING

By appointment with the agents as overleaf.

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.



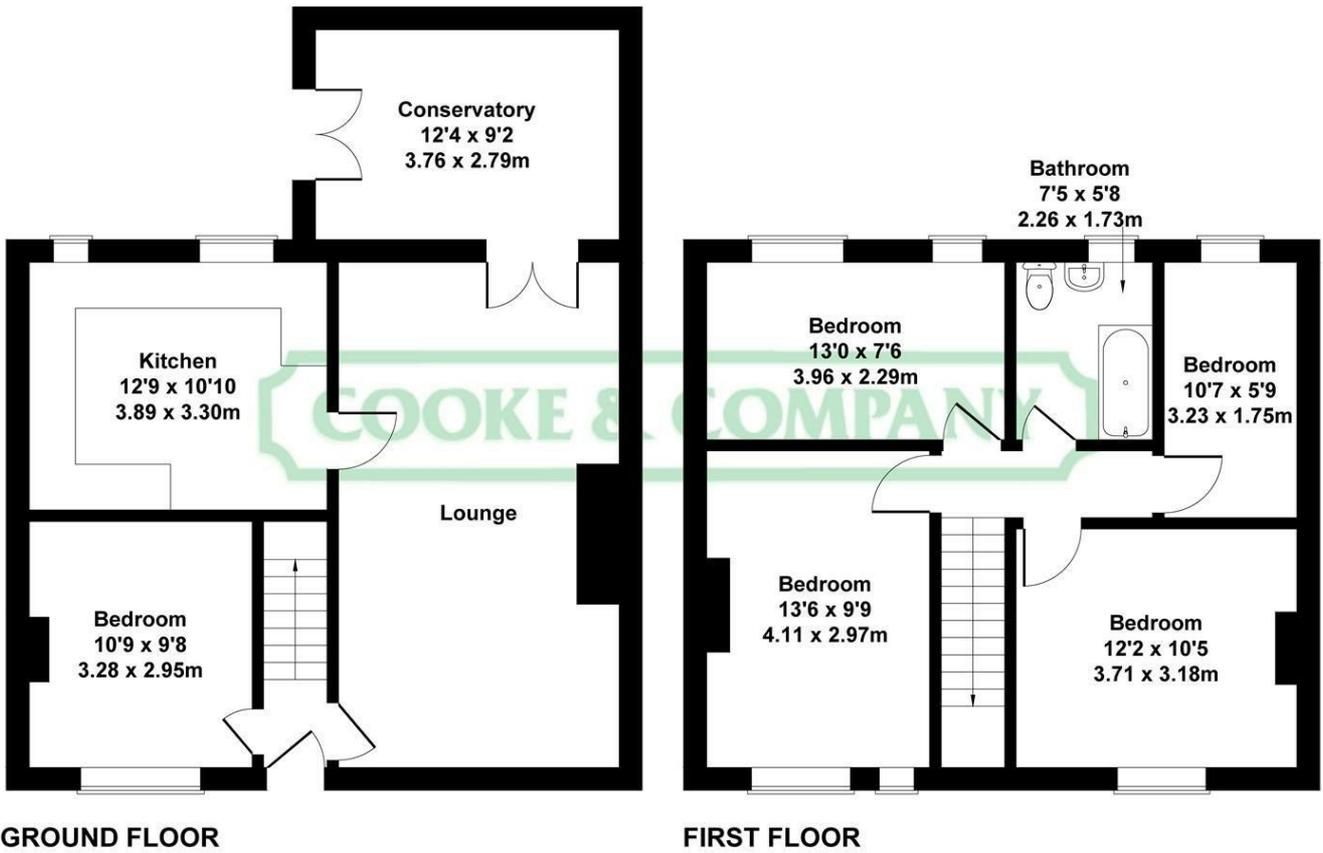
Directions

Sat Nav ref: WN7 4JQ



Floor Plan

Approximate Gross Internal Area
1264 sq ft - 117 sq m



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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	