

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Laxey Crescent, Leigh

Situated in an established residential area with good access to public transport routes and local schools is this well presented two-bedroom semi-detached family home offering well proportioned living accommodation throughout with a garden to the front and good sized private rear garden

Asking Price £149,950

9 Laxey Crescent

Leigh, WN7 5HE



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

14'4 (max) x 12'4 (max). (4.27m'1.22m (max) x 3.66m'1.22m (max).)

Feature fire and surround. Radiator.

KITCHEN

15'7 (max) x 9'4 (max) (4.57m'2.13m (max) x 2.74m'1.22m (max))

Fully fitted with wall cupboards and base units. Work surfaces. Sink with mixer tap. Oven with gas hob. Extractor. Plumbing for washing machine. Radiator.

WC

Low level WC. Part tiled walls..

FIRST FLOOR:

LANDING

BEDROOM

12'5 (max) x 11'0 (max) (3.66m'1.52m (max) x 3.35m'0.00m (max))

Radiator.

BEDROOM

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

Radiator

BATHROOM

8'8 (max) x 6'2 (max). (2.44m'2.44m (max) x 1.83m'0.61m (max).)

Low level WC. Bath with handheld shower fitment. Wash basin. Panelled walls. Radiator.

OUTSIDE:

GARDENS

The front garden to the property has been paved with established shrubs and plants and there is a fully fenced mainly laid to

lawn large rear garden with a paved patio area

COUNCIL TAX

Council Tax Band A

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

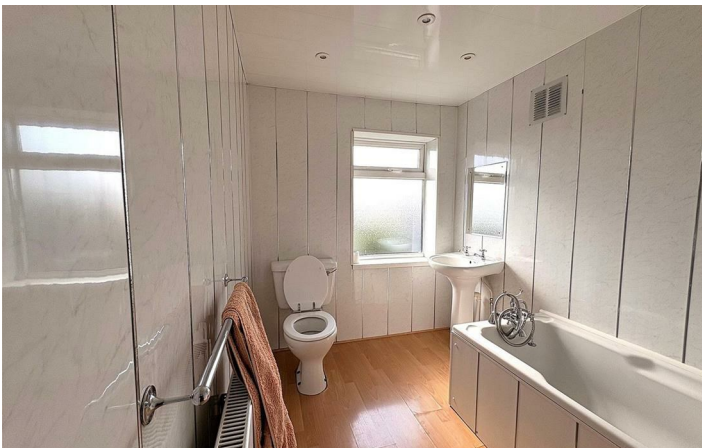
PLEASE NOTE

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

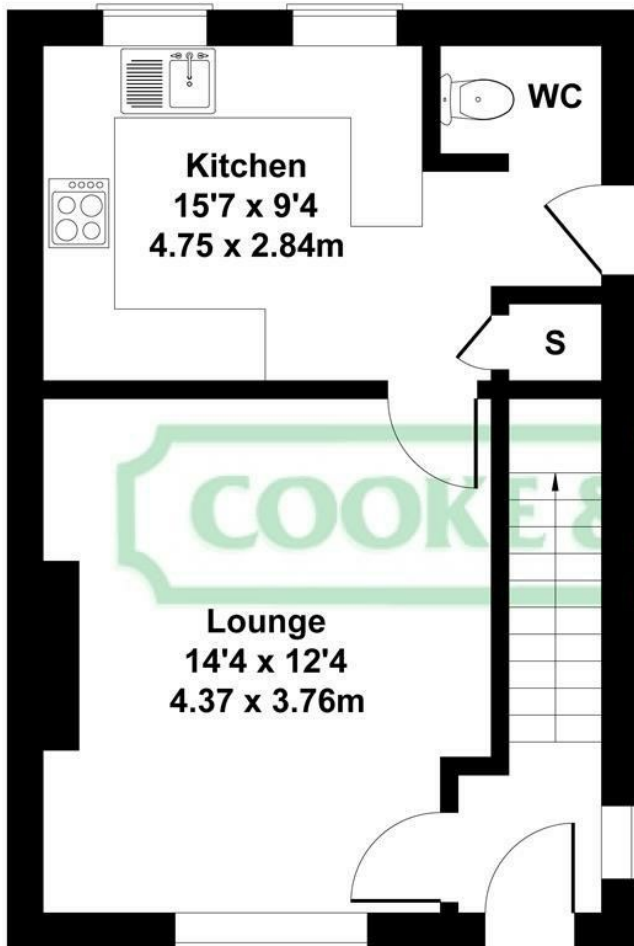
WN7 5HE



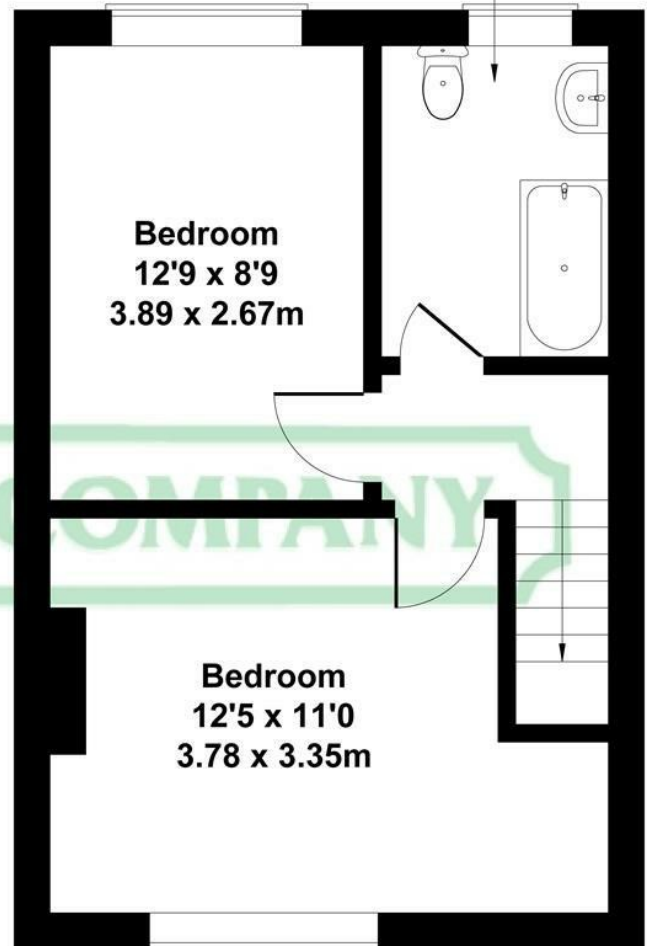
Floor Plan

Approximate Gross Internal Area
753 sq ft - 70 sq m

Bathroom
8'8 x 6'2
2.64 x 1.88m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |