COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Water View Park, Leigh

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

Asking Price £215,000

72 Water View Park

Leigh, WN7 4JP

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- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE
16'2 (max) x 13'0 (max) (4.93m (max) x 3.96m (max))
TV point. Bay window. Open plan staircase. Radiator

KITCHEN/DINING ROOM
13'0 (max) x 9'4 (max) (3.96m (max) x 2.84m (max))
Fully fitted with wall cupboards and base units. Work surfaces. Sink with mixer tap. Extractor. Plumbing for washing machine. Access to conservatory.

CONSERVATORY
10'1 (max) x 9'6 (max) (3.07m (max) x 2.90m (max))
TV point. Bifold doors to rear garden.

FIRST FLOOR:

LANDING

BEDROOM
13'0 (max) x 8'11 (max) (3.96m (max) x 2.72m (max))
Radiator.

BEDROOM
13'0 (max) x 12'2 (max) (3.96m (max) x 3.71m (max))
Radiator. 2 x windows

BATHROOM
Low level WC. Panelled bath. Built in vanity wash basin with storage.. Tiled walls.

OUTSIDE:

PARKING
The property has a driveway offering off street parking.

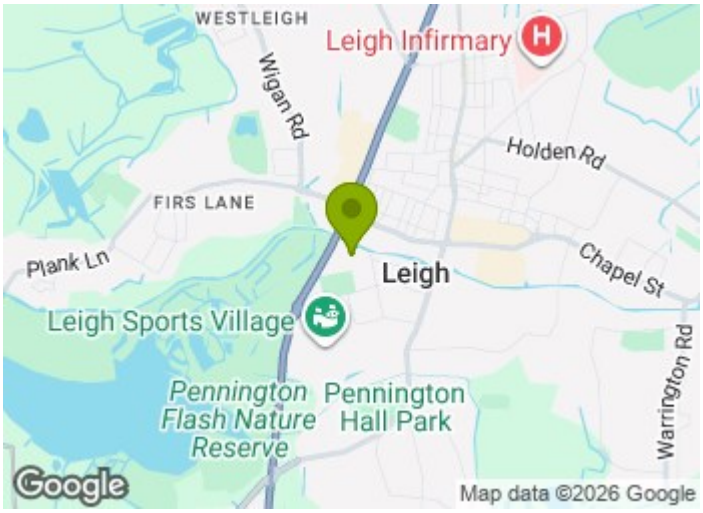
GARDENS
The property is garden fronted with established plants. To the rear is a well presented fully paved low maintenance garden with raised flowerbeds and a summerhouse. The rear garden is a perfect space for outdoor entertaining.

COUNCIL TAX
Council Tax Band B

TENURE
Freehold

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 4JP





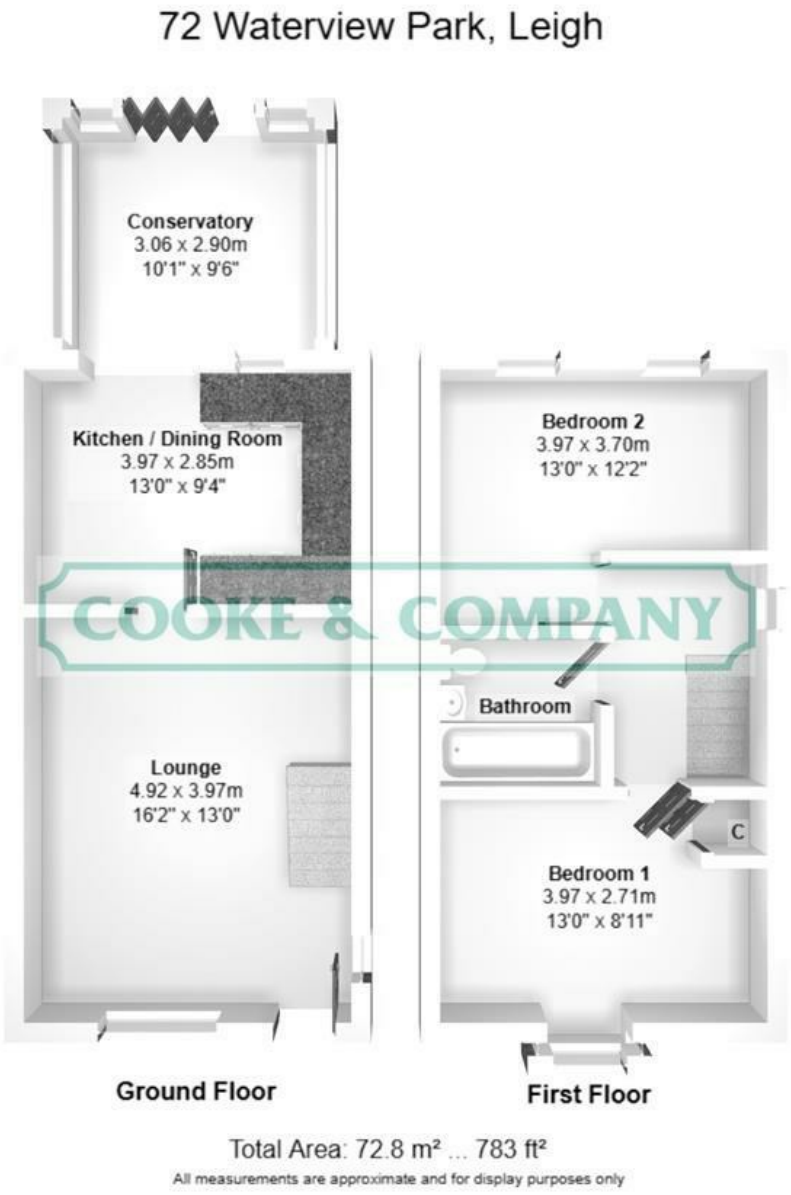




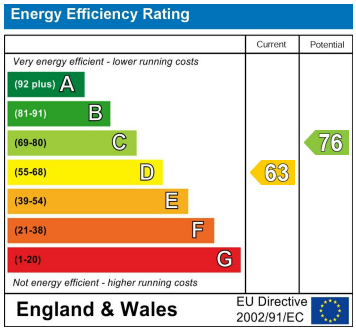




Floor Plan



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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