

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Windermere Road, Leigh

Situated in a very popular location is this three bedroom garden fronted end terrace property offering generous sized living accommodation over two floors to include an enclosed courtyard style area to the rear

**Asking Price £150,000**

# 85 Windermere Road

Leigh, WN7 1XA



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE/VESTIBULE**

**LOUNGE**  
17'5 (max) x 13'8 (max). (5.18m'1.52m (max) x 3.96m'2.44m (max). )  
TV point. Radiator. Fire surround and gas fire.

**KITCHEN**  
13'7 (max) x 10'1 (max). (3.96m'2.13m (max) x 3.05m'0.30m (max).)  
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine.

**SHOWER ROOM**  
6'1 (max) x 5'9 (max). (1.83m'0.30m (max) x 1.52m'2.74m (max). )  
Large walk in shower. Low level WC. Wash basin. Heated towel rail.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**  
11'8 (max) x 11'7 (max). (3.35m'2.44m (max) x 3.35m'2.13m (max). )  
Fully fitted wardrobes. Radiator.

**BEDROOM**  
16'1 (max) x 6'6 (max) (4.88m'0.30m (max) x 1.83m'1.83m (max) )  
Radiator.

**BEDROOM**  
10'1 (max) x 6'7 (max). (3.05m'0.30m (max) x 1.83m'2.13m (max).)  
Radiator

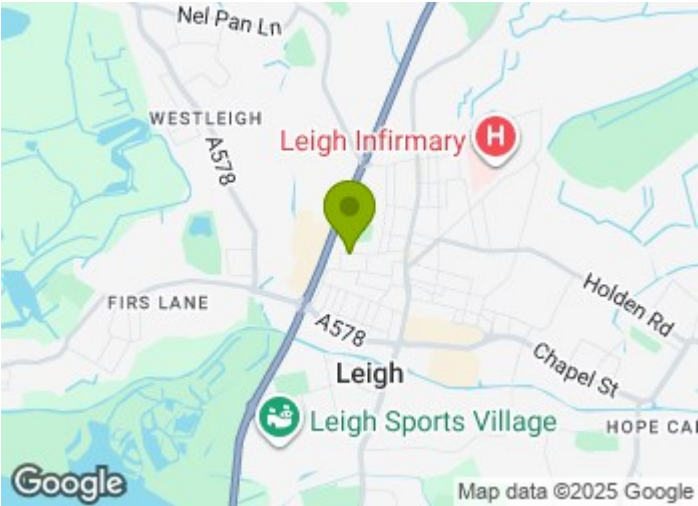
**OUTSIDE**  
The property is garden fronted with an enclosed courtyard style area to the rear.

**TENURE**  
Leasehold

**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.



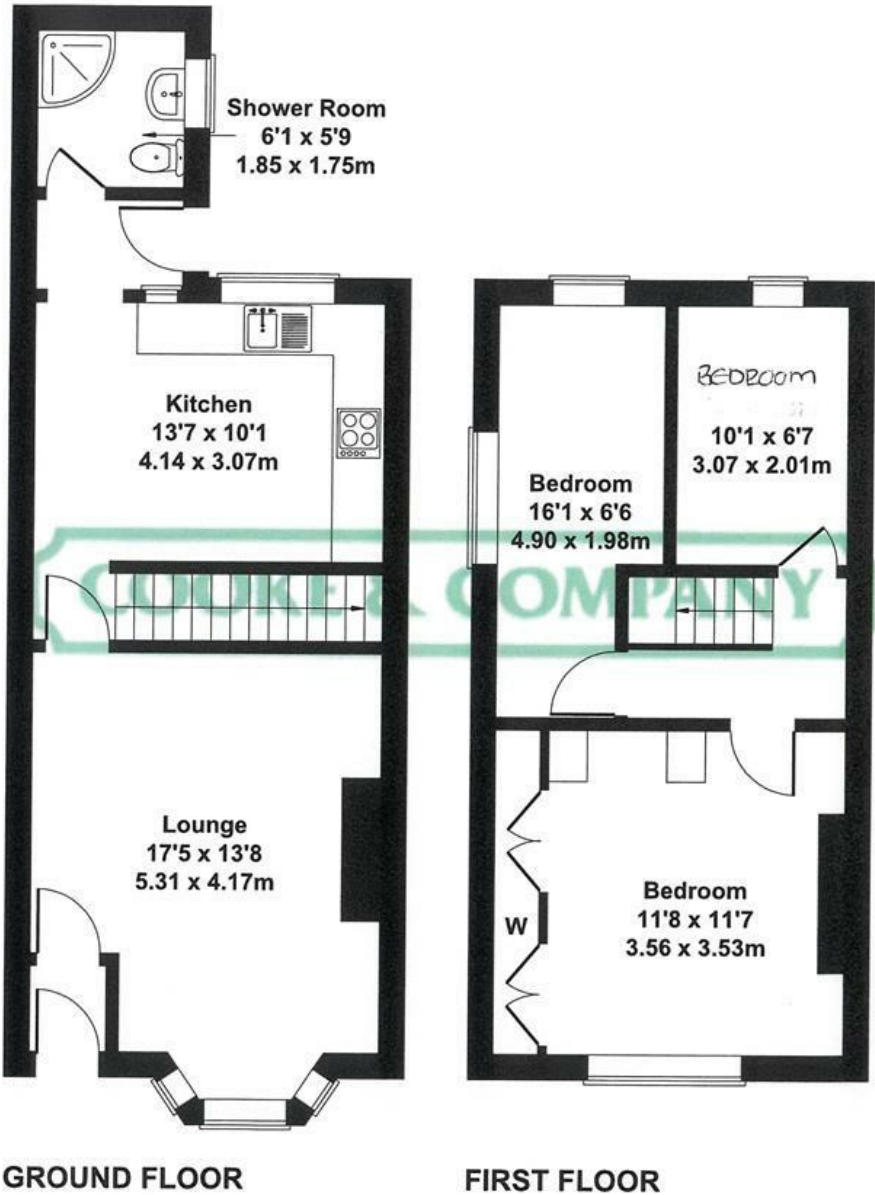
**Directions**  
WN7 1XA





Floor Plan

Approximate Gross Internal Area  
872 sq ft - 81 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 firms 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		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC