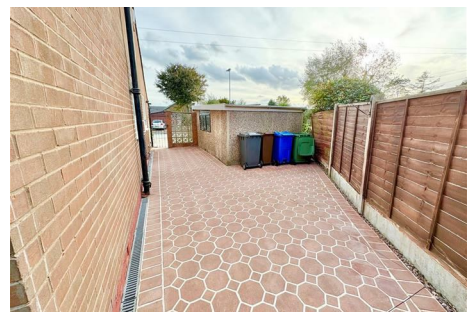
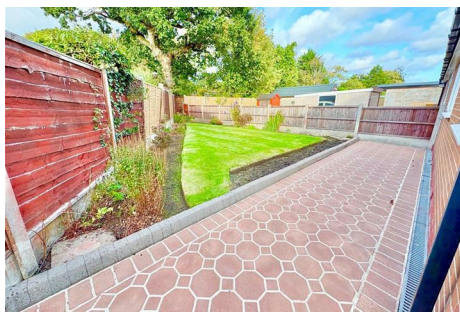


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rutland Street, Leigh

Situated in a popular area located on a corner plot
Is this spacious semi-detached true bungalow offering
excellent family accommodation over one floor with two bedrooms
and gardens to the front and rear, a driveway and detached garage

Asking Price £250,000

76 Rutland Street

Leigh, WN7 2NS



- CORNER PLOT LOCATION
- IDEAL FAMILY HOME

In further detail the property includes:- Entrance hall, lounge, kitchen, two bedrooms and bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

19'6 (max) x 11'8 (max) (5.94m (max) x 3.56m (max))
Fire and surround. Radiator.

KITCHEN

9'8 (max) x 8'8 (max) (2.95m (max) x 2.64m (max))
Fitted with wall and base units. Sink unit with mixer taps. Oven. Hob. Extractor. Plumbing for washing machine. Part tiled walls. Door to outside.

BEDROOM

12'4 (max) x 11'7 (max) (3.76m (max) x 3.53m (max))
Radiator.

BEDROOM

9'2 (max) x 8'9 (max) (2.79m (max) x 2.67m (max))
Radiator.

BATHROOM

Shower cubicle. Wash hand basin. Low level WC. Radiator. Fully tiled walls

OUTSIDE:

PARKING

The property is approached over a large block paved driveway which provides off road parking leading to the detached garage.

GARDEN

The front garden is mainly laid to lawn with raised flowerbeds. There is attractive decorative paving to the side and rear of the property leading to a mainly laid to lawn garden. An attractive outdoor space perfect for entertaining

TENURE

Freehold

COUNCIL TAX

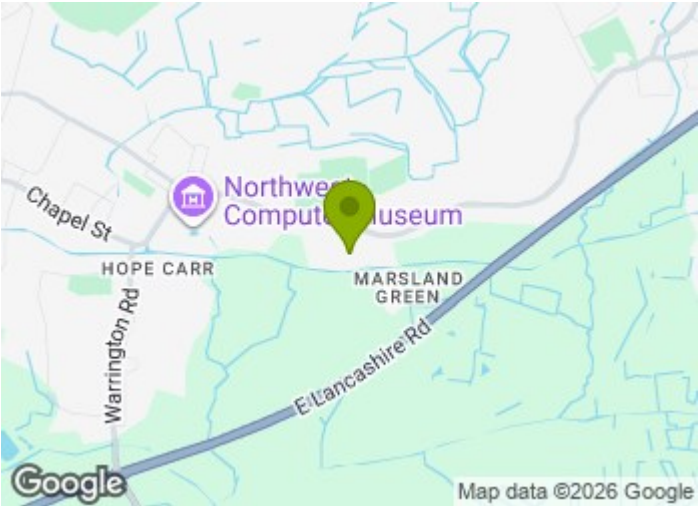
Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

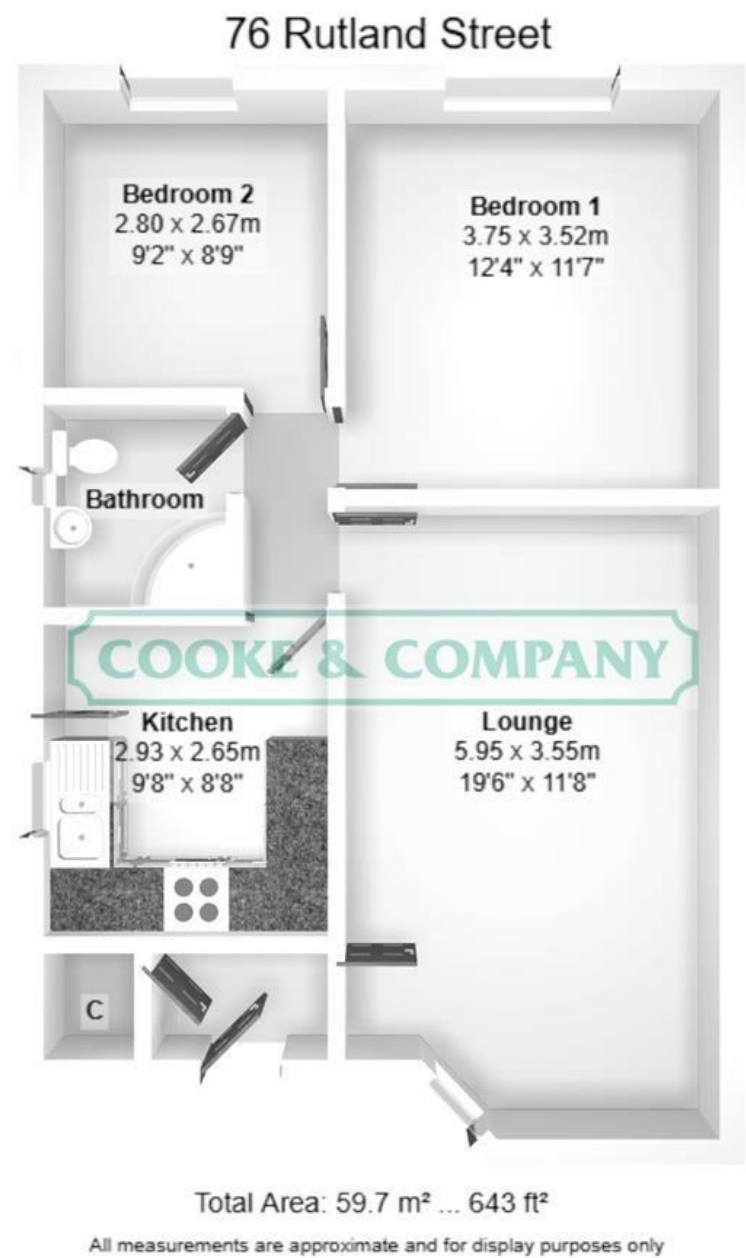
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 2NS



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC