COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Okell Grove, Leigh

Situated in a well-established residential location with the benefit of good access to the town centre is this superbly refurbished and well-presented end of row mews style home offering modern and contemporary accommodation over two floors to include a garden to the front and a fully paved enclosed area to the rear.

Asking Price £179,950

2 Okell Grove

Leigh, WN7 5AU

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- NEWLY REFURBISHED PROPERTY
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

ENTRANCE

LOUNGE
18'3 (max) x 10'4 (max) (5.56m (max) x 3.15m (max))
TV point. Radiator. French doors to outside

DINING KITCHEN
15'5 (max) x 11'3 (max) (4.70m (max) x 3.43m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls. Extractor. Oven. Hob. Radiator. Door to outside.

CLOAKROOM/WC
Wash hand basin. Low level WC. Radiator

FIRST FLOOR:

LANDING:

BEDROOM
11'5 (max) x 11'2 (max) (3.48m (max) x 3.40m (max))
Radiator.

BEDROOM
11'5 (max) x 5'8 (max) (3.48m (max) x 1.73m (max))
Radiator.

BEDROOM
9'7 (max) x 8'5 (max) (2.92m (max) x 2.57m (max))
Radiator.

STORE ROOM
7'4 (max) x 4'6 (max) (2.24m (max) x 1.37m (max))

BATHROOM
6'7 (max) x 6'0 (max) (2.01m (max) x 1.83m (max))
Panelled bath with overhead shower fitment. Shower screen. Pedestal wash hand basin. Low level WC. Tiled walls.

OUTSIDE:

GARDENS
The property is garden fronted with a low maintenance fully enclosed garden to the rear.

TENURE
Freehold

VIEWING
By appointment with the agents as 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 5AU

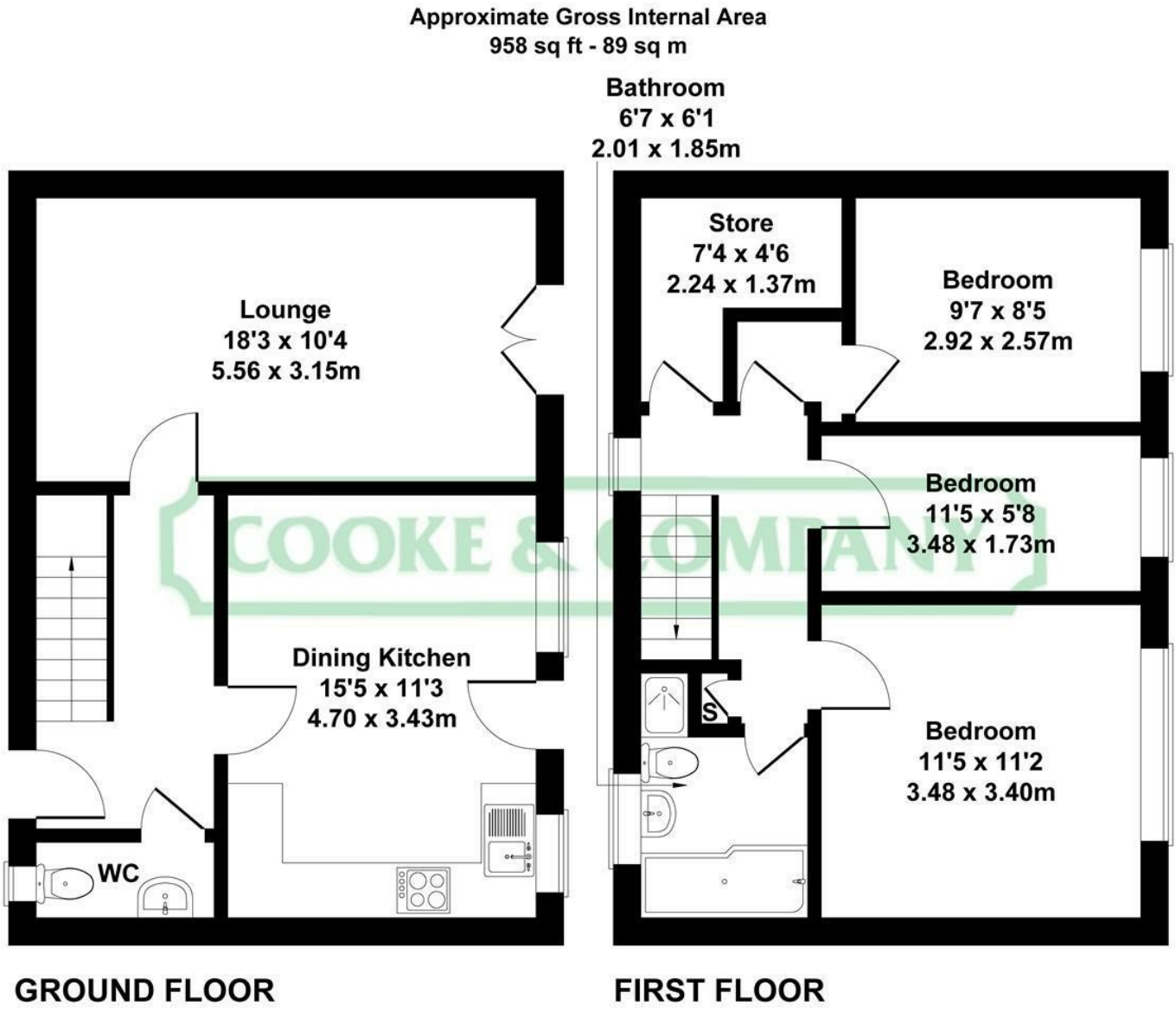








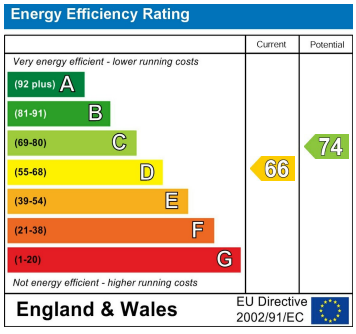

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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