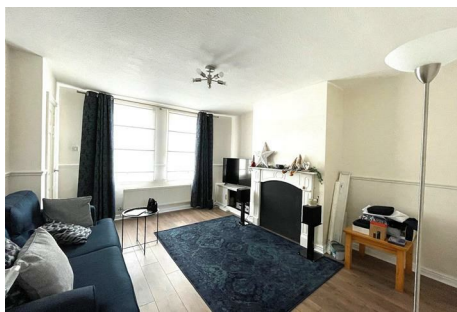


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rugby Road, Leigh

Situated in a very popular and well established residential with the benefit of good access to Pennington hall Park and the town centre is this well proportioned three bedroom end of small row mews style home offering attractive accommodation over two floors to include excellent sized garden to the rear

(EXCELLENT FIRST TIME HOME – MUST BE VIEWED)
NEW FLOORING THROUGHOUT

Asking Price £149,950

65 Rugby Road

Leigh, WN7 3HB



In further the accommodation comprises:-

ENTRANCE HALL

Radiator.

LOUNGE

12'5 (max) x 13'9 (max) (3.66m'1.52m (max) x 3.96m'2.74m (max))
Feature wooden flooring. TV point. Dado rail.

DINING KITCHEN

12'5 (max) x 9'7 (max) (3.66m'1.52m (max) x 2.74m'2.13m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls. Wooden flooring. Built in gas cooker. Radiator. Door to outside patio/gardens.

STORE/SEPARATE

WC Wash hand basin. Low level WC.

FIRST FLOOR:

LANDING

Access to loft. Built in store cupboard.

BEDROOM

11'3 (max) x 7'4 (max) (3.35m'0.91m (max) x 2.13m'1.22m (max))
TV point. Radiator.

BEDROOM

12'5 (max) x 7'9 (max) (3.66m'1.52m (max) x 2.13m'2.74m (max))
Radiator.

BEDROOM

7'4 (max) x 9'3 (max) (2.13m'1.22m (max) x 2.74m'0.91m (max))
Radiator.

BATHROOM

Panelled bath. Wash hand basin. Low level WC. Radiator.

OUTSIDE:

GARDENS

The property benefits gardens to the front and rear. The rear are excellent sized, mainly laid to lawn with feature patio area.

TENURE

Freehold

VIEWING

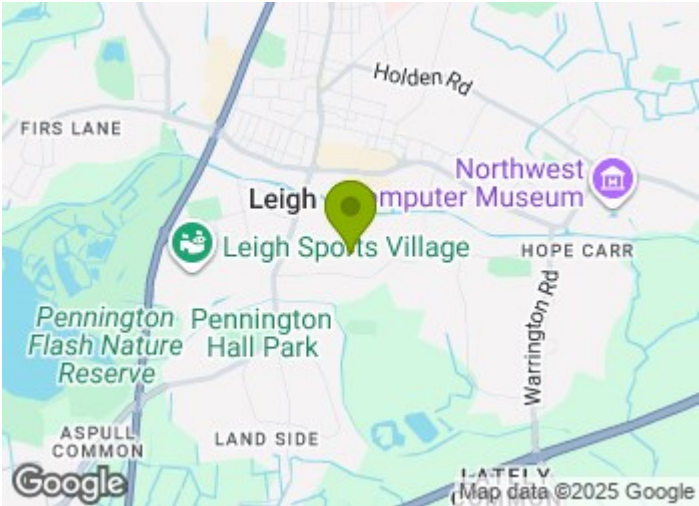
By appointment with the agents as over leaf.

COUNCIL TAX BAND

A

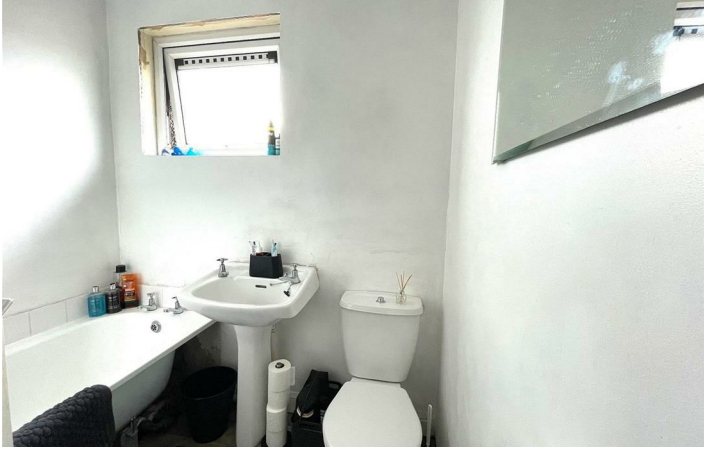
PLEASE NOTE

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

Sat Nav Ref: wn7 3HB





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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

