

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Birley Street, Leigh

Situated in a very popular area with good access to commuter routes via the V1 Guided Busway and a short distance to local schools is this three bedroom semi detached home. The property benefits from off road parking, and a lovely mature private rear garden

Asking Price £240,000

22 Birley Street

Leigh, WN7 1JU



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE

18'4 (max) x 11'1 (max). (5.49m'1.22m (max) x 3.35m'0.30m (max).)

Fire and surround. TV Point. Radiator.

KITCHEN

7'11 (max) x 7'10 (max). (2.13m'3.35m (max) x 2.13m'3.05m (max).)

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Gas hob.

Extractor fan.

DINING ROOM

Radiator

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM

12'0 (max) x 11'1 (max). (3.66m'0.00m (max) x 3.35m'0.30m (max).)

Radiator. Fully fitted wardrobes.

BEDROOM

11'8 (max) x 11'1 (max) (3.35m'2.44m (max) x 3.35m'0.30m (max))

Radiator. Fully fitted wardrobes

BEDROOM

8'0 (max) x 7'2 (max) (2.44m'0.00m (max) x 2.13m'0.61m (max))

Radiator

FAMILY SHOWER ROOM

Large walk in shower. Vanity built in wash basin with storage.

WC

OUTSIDE

PARKING

The property offers a paved driveway offering ample off street parking.

GARDENS

The property is garden fronted with a driveway. To the rear is a large and well-presented garden mainly laid to lawn with raised flower beds and established plants and shrubs

TENURE

Leasehold

VIEWING

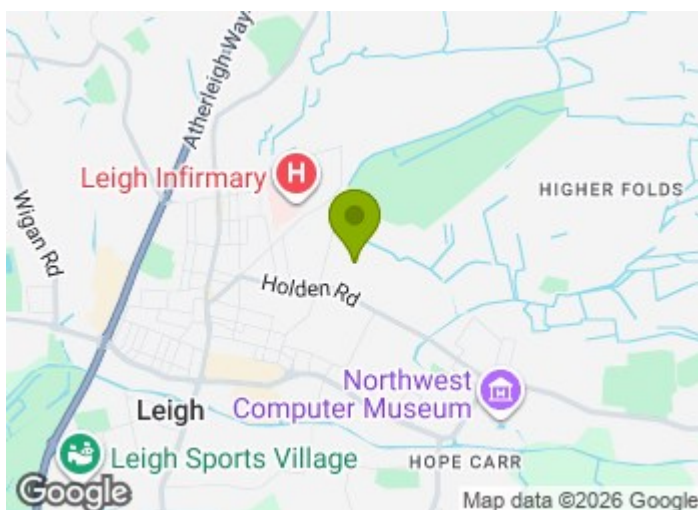
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

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.



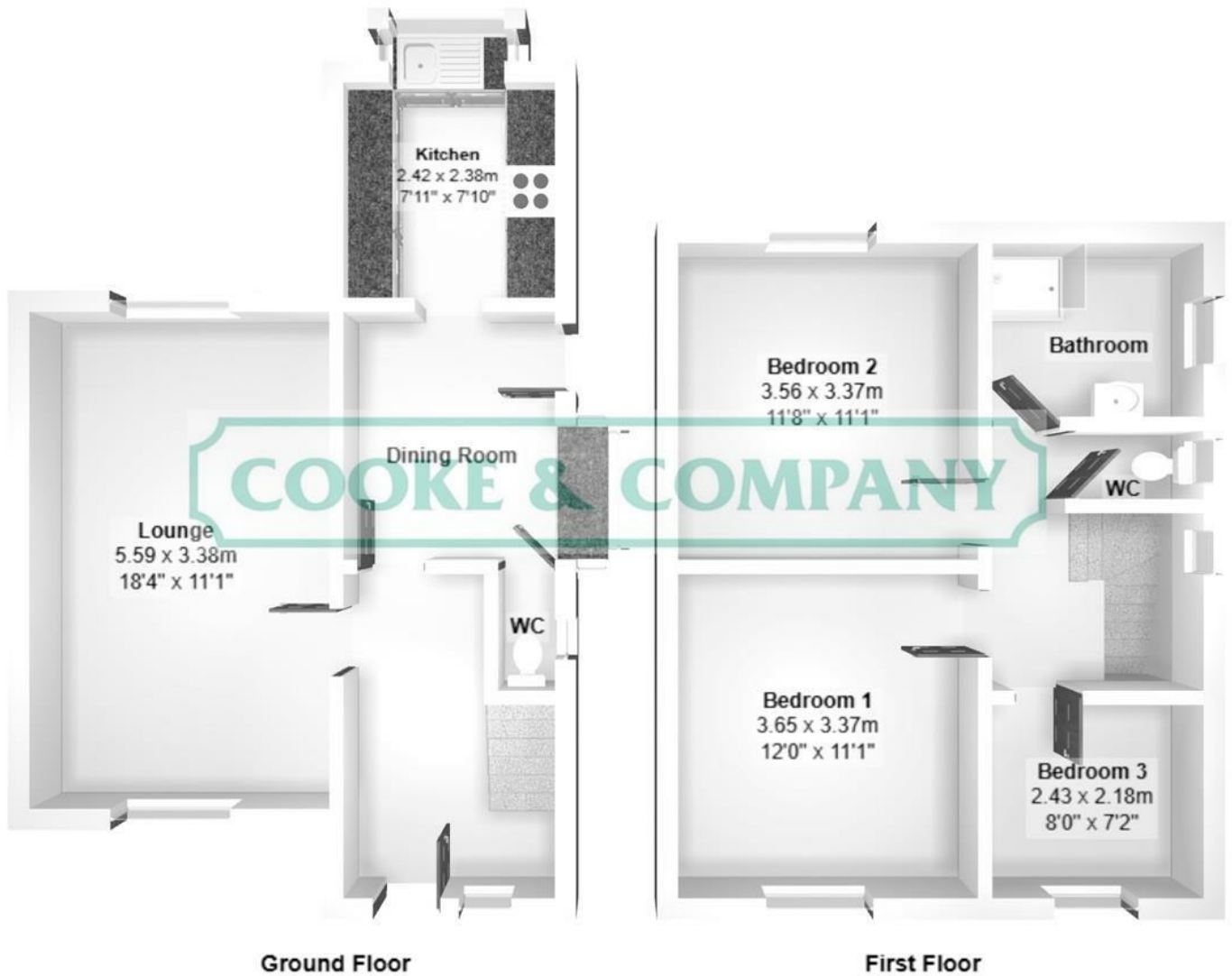
Directions

WN7 1JU



Floor Plan

22 Birley Street Leigh



Total Area: 86.9 m² ... 935 ft²
 All measurements are approximate and for display 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 firm's 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		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

77