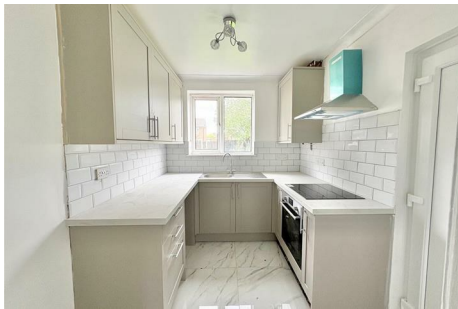


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Empress Drive, Leigh

Situated in an established & popular residential location is this attractive semi-detached family home with three bedrooms offering excellent accommodation for a spacious family home with off road parking and a generous private garden to the rear

Asking Price £189,950

23 Empress Drive

Leigh, WN7 2UN



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

12'6 (max) x 12'5 (max) (3.81m (max) x 3.78m (max))
Radiator.

DINING ROOM

11'0 (max) x 9'3 (max) (3.35m (max) x 2.82m (max))
Radiator

KITCHEN

9'2 (max) x 7'3 (max) (2.79m (max) x 2.21m (max))
Fully fitted with wall and base units. Sink unit with mixer tap. Oven. Hob. Extractor. Plumbing for washing machine. Part tiled walls. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM

13'3 (max) x 10'0 (max) (4.04m (max) x 3.05m (max))
Radiator.

BEDROOM

10'9 (max) x 8'7 (max) (3.28m (max) x 2.62m (max))
Radiator.

BEDROOM

8'6 (max) x 7'9 (max) (2.59m (max) x 2.36m (max))
Radiator.

BATHROOM

7'3 (max) x 5'3 (max) (2.21m (max) x 1.60m (max))
Panelled bath with overhead shower fitment. Shower screen. Built in vanity wash hand basin. Low level WC. Radiator. Fully tiled.

OUTSIDE:

PARKING

Off road parking is available to the front.

GARDENS

The front of the property has a small mainly laid to lawn garden. To the rear is a large fully fenced garden which is mainly laid to lawn.

TENURE

Freehold

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

VIEWING

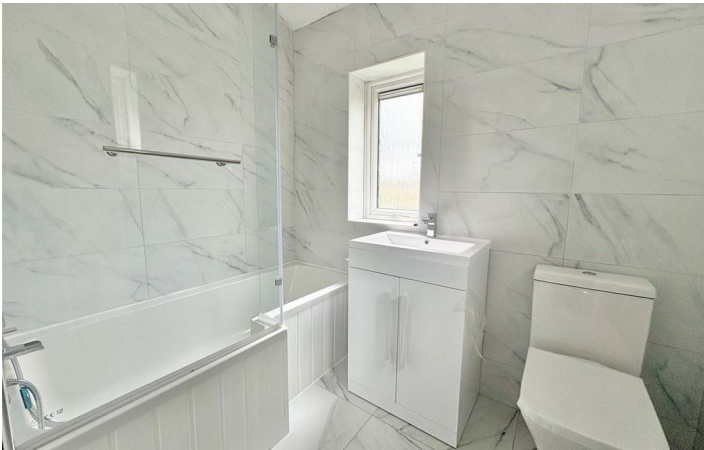
By appointment with the agents as overleaf.

PLEASE NOTE

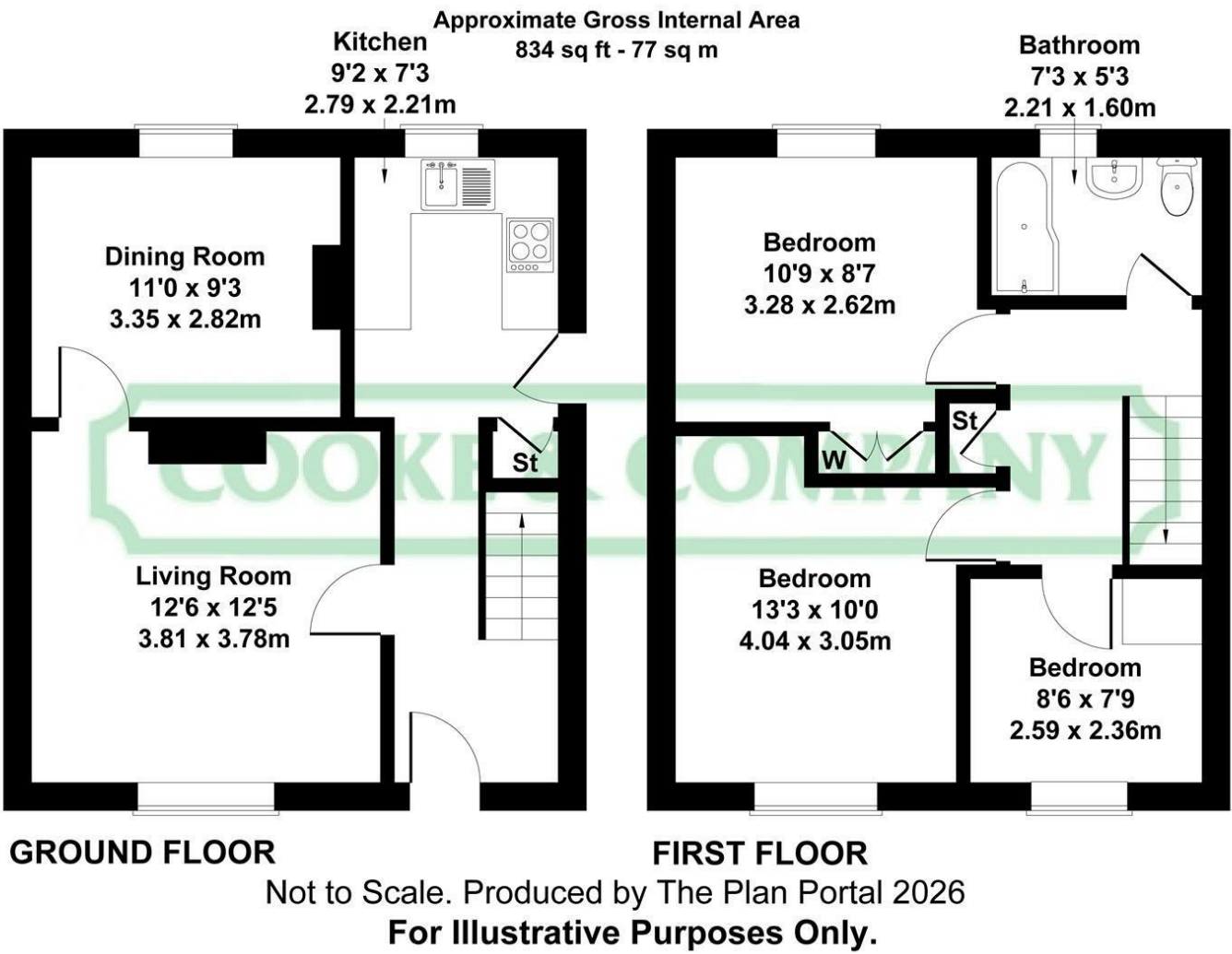
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 2UN.



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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