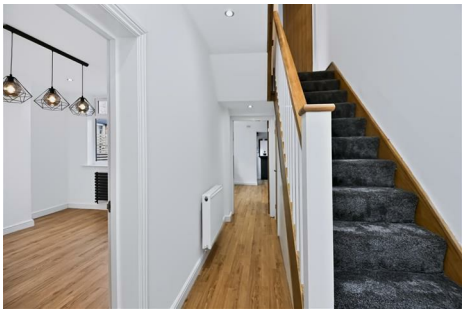
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Church Street, Leigh

Situated in a well established residential location just a short distance from Leigh Town Centre is this stunning refurbished three bedroom mid terrace property with cellar offering modernised and contemporary living over three floors to include low maintenance gardens and a detached garage. Offered with no onward chain.

Asking Price £289,950

45 Church Street

Leigh, WN7 1AY

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- STUNNING TERRACE PROPERTY
- CONTEMPORARY LIVING ACCOMMODATION
- THREE BEDROOMS & CELLAR ROOM
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN
- MUST BE VIEWED

In further detail the property comprises: -

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY
Radiator, stairs leading to lower floor and first floor.

LOUNGE
15'4"(max) x 12'11"(max) (4.69m(max) x 3.96m(max))
Bay window, TV point, vertical radiator x 2.

DINING ROOM
12'9"(max) x 11'3"(max) (3.89m(max) x 3.43m(max))
Radiator

KITCHEN
16'6"(max) x 7'8"(max) (5.05m(max) x 2.35m(max))
Modern fitted kitchen comprising of wall and base units, sink unit with mixer taps, worktops and splashback, oven and hob with extractor over, built in dishwasher,

LOWER FLOOR

CELLAR
17'5"(max) x 14'11"(max) (5.31m(max) x 4.57m(max))
Radiator.

FIRST FLOOR

BEDROOM
12'9"(max) x 11'3"(max) (3.91m(max) x 3.44m(max))
Radiator.

BEDROOM
12'6"(max) x 11'3"(max) (3.83m(max) x 3.44m(max))
Radiator, views to Leigh Cenotaph

BEDROOM
9'1"(max) x 7'11"(max) (2.77m(max) x 2.43m(max))
Radiator.

BATHROOM
Contemporary three piece suite comprising of low level W.C., vanity hand wash basin and shower cubicle with waterfall shower, heated towel rail x 2, part tiled walls, tiled flooring.

OUTSIDE
To the front is an enclosed, low maintenance garden with raised flower beds whilst to the rear is an enclosed garden with decking area and raised flowerbeds and shrubs.

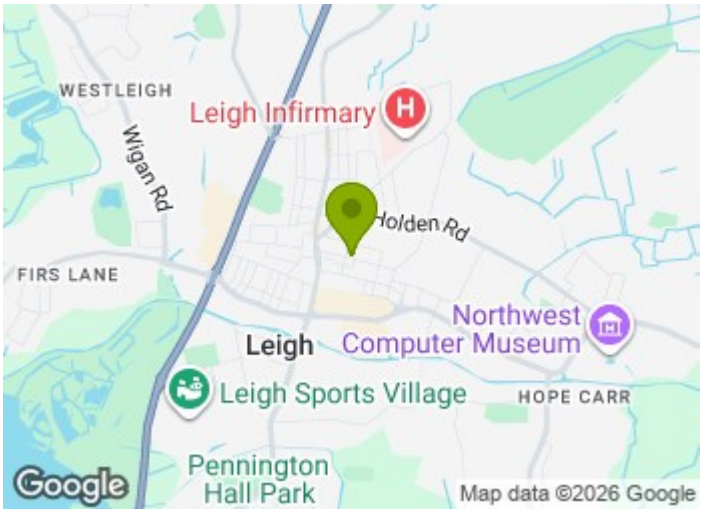
GARAGE
16'0"(max) x 8'11"(max) (4.88m(max) x 2.74m(max))
A detached garage sits to the rear of the property.

TENURE
Leasehold.

COUNCIL TAX
Wigan Council Tax Band A

VIEWINGS
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

Sat Nav WN7 1AY



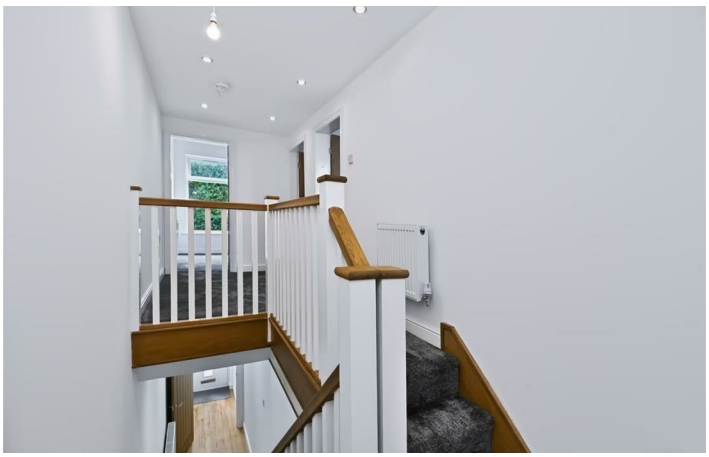










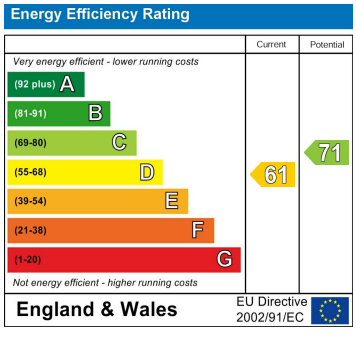




Floor Plan



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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