

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hendon Street, Leigh

Situated in a very popular residential location with good access to public transport routes is this lovely semi-detached bungalow with two bedrooms offering well-presented accommodation throughout to include driveway, and well maintained gardens to the front and rear

**Asking Price £259,950**

# 42 Hendon Street

Leigh, WN7 1TS



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL:**

**LOUNGE**

16'8 (max) x 11'8 (max) (4.88m'2.44m (max) x 3.35m'2.44m (max))  
Radiator. Feature fire and surround. TV point

**KITCHEN**

8'11 (max) x 8'11 (max) (2.44m'3.35m (max) x 2.44m'3.35m (max))  
Fitted with base cupboards and wall units.  
Oven. Hob and Extractor hood. Inset sink with mixer tap. Plumbing for washing machine.  
Breakfast bar with seating.

**CONSERVATORY**

15'1 (max) x 12'0 (max) (4.57m'0.30m (max) x 3.66m'0.00m (max) )  
Velux windows. Spot lights. Doors to rear garden.

**SHOWER ROOM**

Shower cubicle. Built in vanity wash hand basin with storage. Low level WC. Fully tiled walls.

**BEDROOM**

12'2 (max) x 11'8 (max) (3.66m'0.61m (max) x 3.35m'2.44m (max) )  
Radiator. Double doors to rear garden.

**BEDROOM**

9'0 (max) x 8'10 (max) (2.74m'0.00m (max) x 2.44m'3.05m (max))  
Radiator.

**OUTSIDE:**

**PARKING**

The property is approached via a block paved driveway which provides off road parking.

**GARDENS**

The front garden is mainly laid to lawn with established plants and shrubs. The large private rear garden is mainly laid to lawn with extensive trees, plants and shrubs. In addition, there is an outside bar area with seating.

**TENURE**

Freehold

**COUNCIL TAX**

Council Tax Band B

**VIEWING**

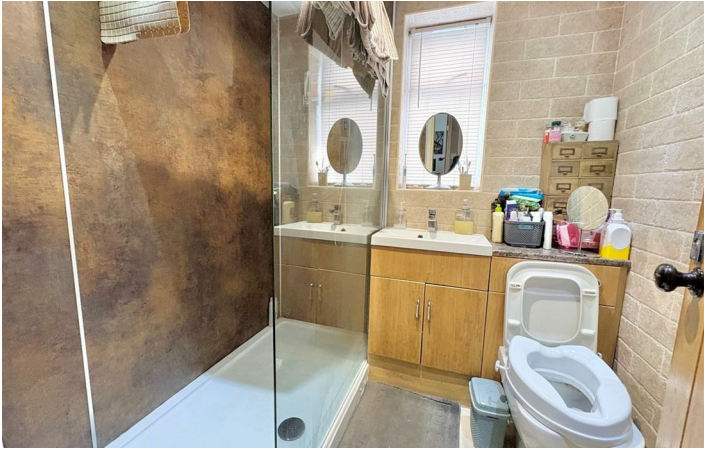
By appointment with the agents as overleaf.

**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 1TS



Floor Plan

42 Henden Street Leigh



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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 84                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |