

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



St. Helens Road, Leigh

Situated in an established residential location and with good access to public transport routes and a short walk to Pennington Flash Country Park is this mid terrace property with two bedrooms requiring modernisation and remedial works throughout but offering excellent potential for a first time home

NO ONWARD CHAIN

Asking Price £95,000

GROUND FLOOR :

ENTRANCE VESTIBULE

LOUNGE 14'7 (max) x 12'1 (max) (4.45m (max) x 3.68m (max))



BEDROOM 12'8 (max) x 12'1 (max) (3.86m (max) x 3.68m (max))



BEDROOM 10'1 (max) x 6'4 (max) (3.07m (max) x 1.93m (max))



DINING KITCHEN 14'1 (max) x 10'1 (max) (4.29m (max) x 3.07m (max))



BATHROOM



FIRST FLOOR :

LANDING

Shower Cubicle. Pedestal Wash hand basin. Low level Wc.

OUTSIDE :

The property is garden fronted with an enclosed area to the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

SERVICES (NOT TESTED)

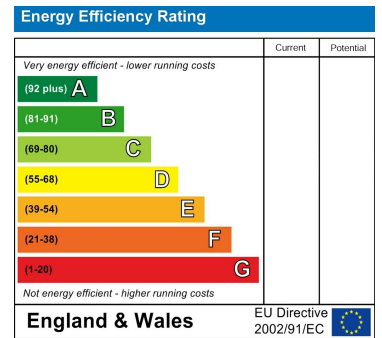
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

Area Map



Energy Efficiency Graph



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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