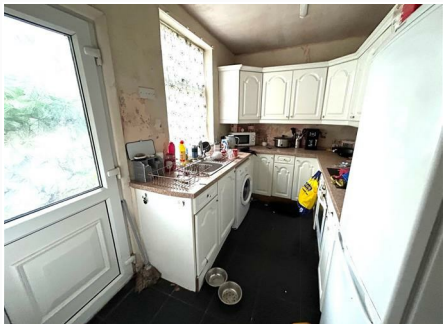


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bond Street, Leigh

Situated in a Town Centre location with good access to public transport routes is this bay fronted mid terrace property with two bedrooms offering an excellent first purchase or investment opportunity and available with no onward chain

Asking Price £95,000

GROUND FLOOR :

ENTRANCE HALL

Radiator.

LOUNGE 15'4 (max) x 11'0 (max) (4.67m (max) x 3.35m (max))

Bay Window.

DINING ROOM 14'1 (max) x 11'7 (max) (4.29m (max) x 3.53m (max))

KITCHEN 11'4 (max) x 7'0 (max) (3.45m (max) x 2.13m (max))

Fitted with base and wall cupboards. Oven and hob.
Door to outside.

FIRST FLOOR :

LANDING

BEDROOM 14'6 (max) x 7'4 (max) (4.42m (max) x 2.24m (max))

Radiator.

BEDROOM 15'0 (max) x 13'0 (max) (4.57m (max) x 3.96m (max))

Radiator.

BATHROOM

Panelled bath. Shower Cubicle. Pedestal wash hand basin. Low level Wc. Radiator.

OUTSIDE :

The property is garden fronted with a paved area to the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

SERVICES (NOT TESTED)

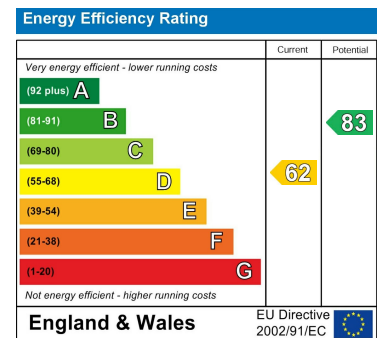
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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