

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



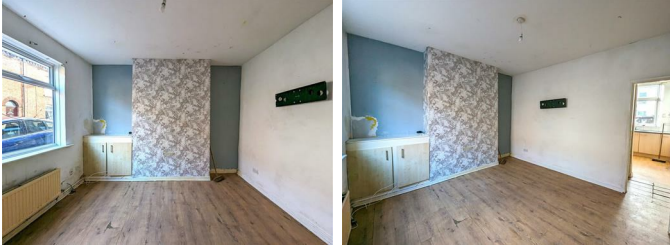
## Youd Street, Leigh

Situated in a popular location and within a short walk to the Town Centre and access to public transport is this pavement fronted mid terrace property with two bedrooms offering an ideal first home or investment opportunity and available with no onward chain

**Asking Price £89,950**

**GROUND FLOOR :**

**LOUNGE 12'6 (max) x 11'9 (max) (3.81m (max) x 3.58m (max) )**



Radiator.

**DINING KITCHEN 12'6 (max) x 9'8 (max) (3.81m (max) x 2.95m (max) )**



Fitted with base and wall units. Inset sink. Integrated oven and Hob. Gas fired central heating boiler. Door to outside.

**FIRST FLOOR :**

**LANDING**

**BEDROOM 12'6 (max) x 12'0 (max) (3.81m (max) x 3.66m (max) )**



Radiator.

**BEDROOM 9'9 (max) x 7'0 (max) (2.97m (max) x 2.13m (max) )**



Radiator.

**BATHROOM**



Panelled bath. Pedestal wash hand basin. Low level Wc. Half tiled walls.

**OUTSIDE :**



The property is pavement fronted with a private area to the rear.

**TENURE :**

Leasehold. Residue of 999 year Lease.

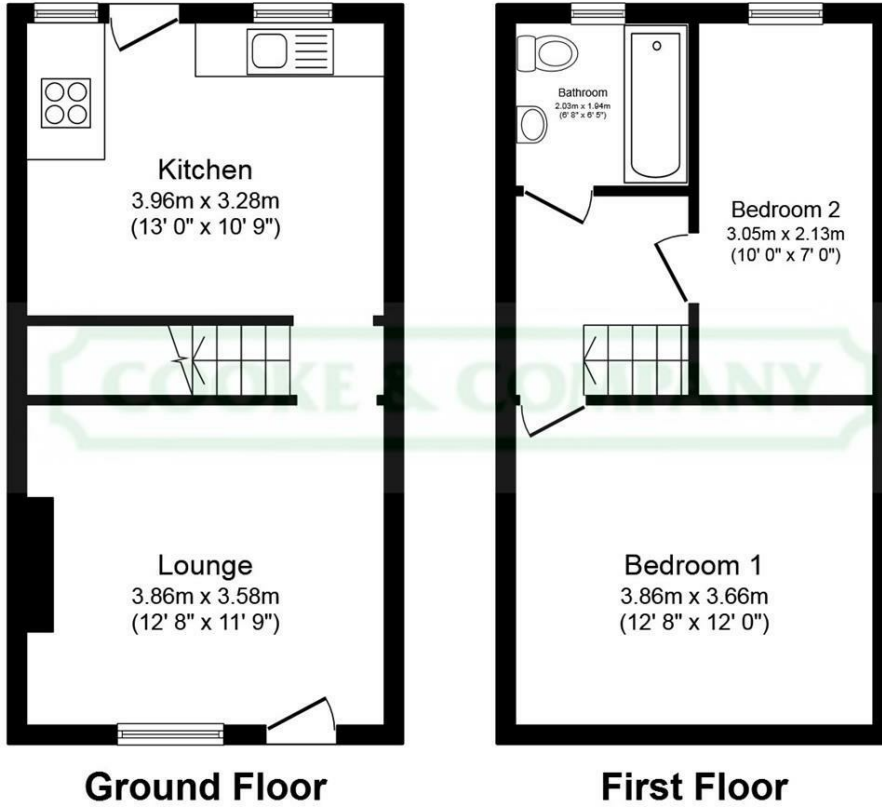
**COUNCIL AND TAX BAND**

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



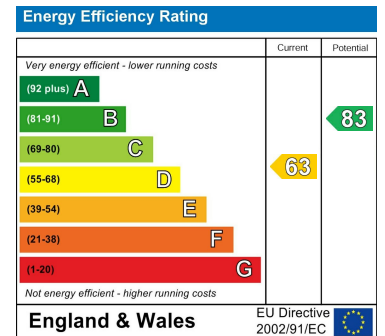
Total floor area 62.8 sq.m. (676 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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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