

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Birley Street, Leigh

Situated in a Very highly regarded and much sought after location is this spacious and well presented three bedroom traditional semi detached family home offering attractive accommodation over two floors to include gardens front and rear along with garage all within walking distance of Lilford Park

**Asking Price £220,000**

# 23 Birley Street

, Leigh, WN7 1JU



## GROUND FLOOR:

### ENTRANCE PORCH

### ENTRANCE HALL

### UNDER STAIRS

### LOUNGE

11'9 (max) x 11'5 (max)  
(3.35m'2.74m (max) x 3.35m'1.52m  
(max))

### DINING ROOM

11'5 (max) x 13'7 (max) (  
3.35m'1.52m (max) x 3.96m'2.13m  
(max))

## KITCHEN

8'3 (max) x 6'3 (max) ( 2.44m'0.91m  
(max) x 1.83m'0.91m (max) )

## FIRST FLOOR:

### LANDING

### BEDROOM

11'9 (max) x 8'9 (max) (  
3.35m'2.74m (max) x 2.44m'2.74m  
(max))

### BEDROOM

9'0 (max) x 13'1 (max) (  
2.74m'0.00m (max) x 3.96m'0.30m  
(max) )

## BEDROOM

(max) x 2.13m'0.61m (max) )

## BATHROOM

## OUTSIDE:

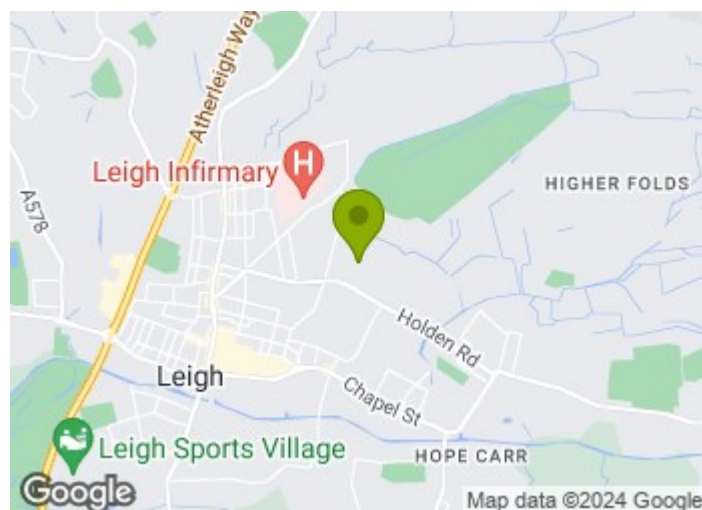
## GARAGE

## GARDENS

## TENURE

## VIEWING

## PLEASE NOTE



## Directions

From Cooke & Company's office on Lord Street turn immediate left onto Brown Street North and proceed ahead onto Platt Fold Street. AT the junction cross over Holden Road onto Platt Fold Road. After a short distance turn left onto Birley Street where the property can then be found. Sat Nav Ref WN7 1JU.



# Floor Plan



Total floor area 96.8 m<sup>2</sup> (1,041 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

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	