

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Platt Street, Leigh

Situated in an established residential location and within a short walk to the Town Centre and access to public transport is this pavement fronted mid terrace property extended to the rear to provide separate kitchen area there are two bedrooms offering an ideal first home or investment opportunity

NO ONWARD CHAIN

Asking Price £99,950

GROUND FLOOR :

LOUNGE 15'1 (max) x 13'8 (max) (4.60m (max) x 4.17m (max))



Fireplace. Radiator. Open staircase to first floor.

DINING ROOM 13'8 (max) x 9'8 (max) (4.17m (max) x 2.95m (max))



Radiator.

KITCHEN 12'7 (max) x 11'0 (max) (3.84m (max) x 3.35m (max))



Separate kitchen area extension fitted with base and wall units. Inset sink. Door to outside.

FIRST FLOOR :

LANDING

BEDROOM 12'4 (max) x 12'2 (max) (3.76m (max) x 3.71m (max))



Radiator.

BEDROOM 10'0 (max) x 6'6 (max) (3.05m (max) x 1.98m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment and screen. Pedestal wash hand basin. Low level Wc. Radiator. Part 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

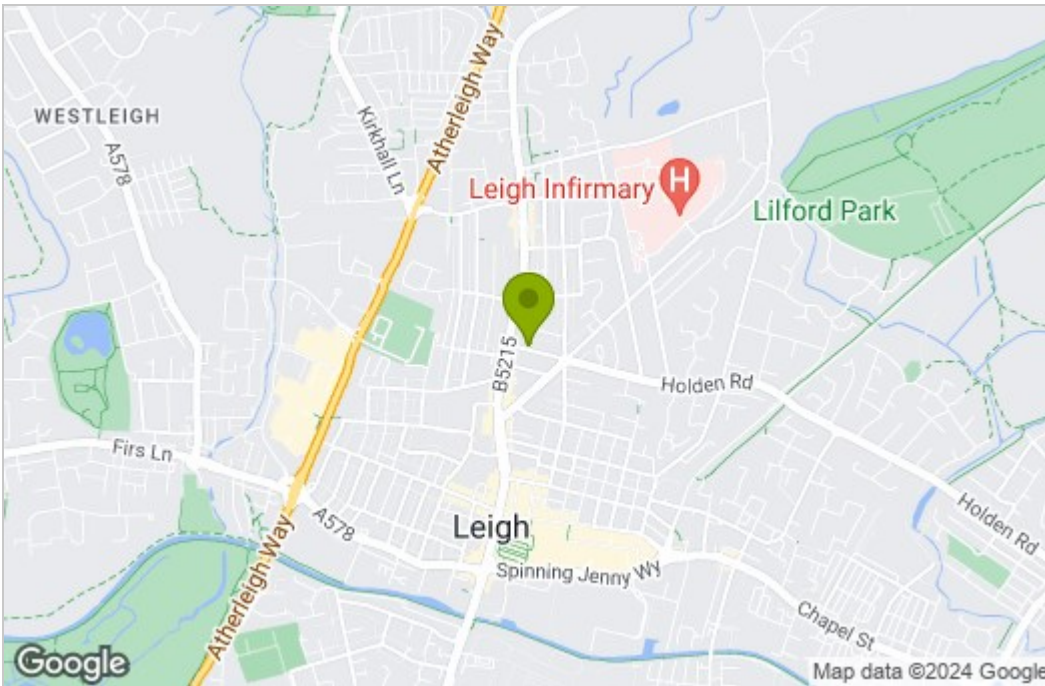
Wigan Council Tax Band A.

SERVICES (NOT TESTED)

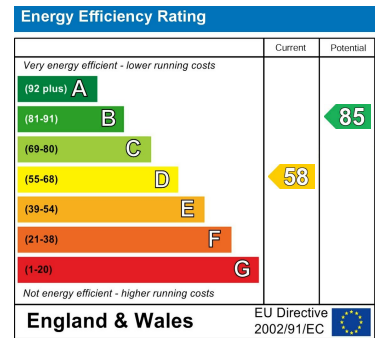
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

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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