

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Battersby Street, Leigh

Situated in the very popular location of Bedford and a short walk to the Town Centre and access to public transport routes is this mid terraced property with two bedrooms plus further spacious loft room offering an excellent first home and available with no onward chain

Asking Price £119,950

GROUND FLOOR :

ENTRANCE VESTIBULE

LOUNGE 15'5 (max) x 13'2 (max) (4.70m (max) x 4.01m (max))

Fireplace and Surround. TV Point. Radiator.

DINING KITCHEN 15'1 (max) x 10'6 (max) (4.60m (max) x 3.20m (max))

Fitted with base units and wall cupboards. Inset sink. Gas cooker point. Extractor hood. Plumbing for washing machine and dishwasher. Gas fired central heating boiler. Under stairs storage area, Radiator. Door to outside.

FIRST FLOOR :

LANDING

Fixed steps to loftroom.

BEDROOM 12'2 (max) x 10'3 (max) (3.71m (max) x 3.12m (max))

Radiator. Fitted Wardrobes.

BEDROOM 10'7 (max) x 7'4 (max) (3.23m (max) x 2.24m (max))

Radiator.

BATHROOM

Panelled corner bath. Separate Shower Cubicle. Vanity unit wash hand basin. Low level Wc. Radiator. Half panelled walls.

OUTSIDE :

The property is pavement fronted with an enclosed paved area to the rear with gated access.

TENURE :

Leasehold. Residue of 999 year Lease.

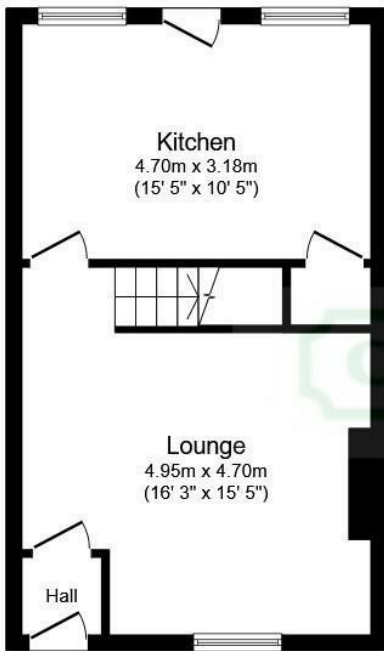
COUNCIL AND TAX BAND

Wigan Council Tax Band A.

SERVICES (NOT TESTED)

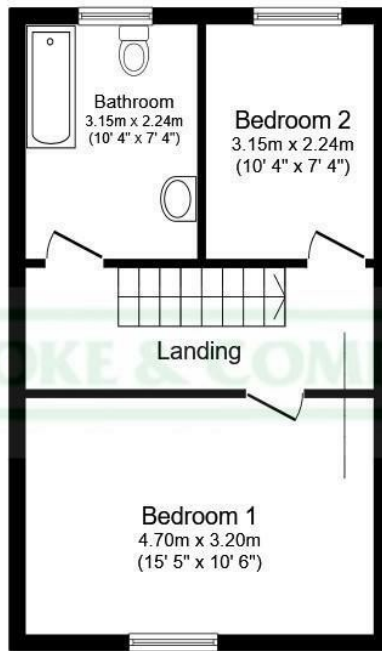
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan



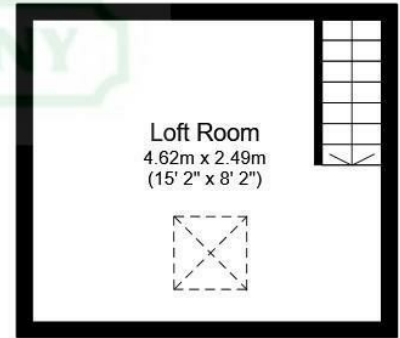
Ground Floor

Floor area 38.7 sq.m. (416 sq.ft.)



First Floor

Floor area 38.7 sq.m. (416 sq.ft.)



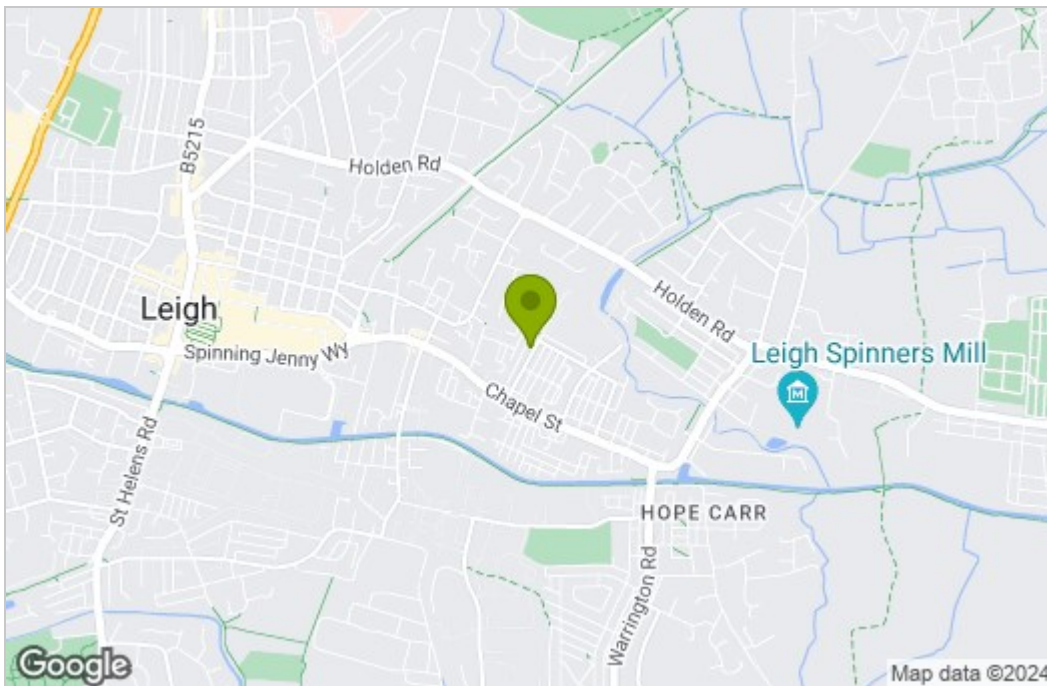
Second Floor

Floor area 19.1 sq.m. (206 sq.ft.)

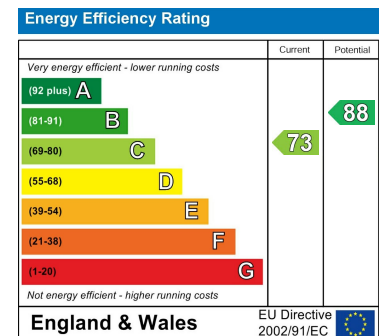
TOTAL: 96.4 sq.m. (1,038 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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