

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lord Street, Leigh

Offered for sale is this mid terraced property in a Town Centre location converted into two separate one bedroom flats or conversion back to a single dwelling and available with no onward chain

Asking Price £70,000

GROUND FLOOR

In further the accommodation comprises:-

GROUND FLOOR :

HALLWAY

GROUND FLOOR :

LOUNGE 15'2 (max) x 12'4 (max) Radiator

KITCHEN 11'0 (max) x 10'10 m (max) Electric cooker point.

BEDROOM 12'7 (max) x 12'1 (max) Radiator.

SHOWER ROOM Shower Cubicle. Low level WC. Wash hand basin.

FIRST FLOOR :

LOUNGE 19'3 (max) x 15'4 (max) Radiator. Gas Fire.

KITCHEN 12'2 (max) x 6'8 (max) Electric cooker point. Radiator.

BEDROOM 13'3 (max) x 12'2 (max) Radiator.

BATHROOM Panelled bath. Pedestal wash hand basin. Low level WC.

GENERAL :

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

TENURE Freehold.

COUNCIL AND TAX BAND Wigan Council Tax Band A.

VIEWING By appointment with the agents as overleaf.

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

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

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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