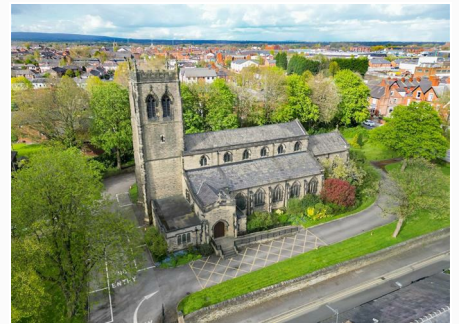


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Schofield Street, Leigh

Situated in the a very popular location and with lovely views to the front over Christ Church Pennington and Gardens within a short walk to the Town Centre and access to public transport routes is this pavement fronted mid terraced property with two bedrooms offering an excellent first home and available with no onward chain

Asking Price £139,950

GROUND FLOOR :

ENTRANCE HALL

LOUNGE 16'5 (max) x 11'8 (max) (5.00m (max) x 3.56m (max))



Radiator. Open to :

DINING ROOM 12'8 (max) x 12'4 (max) (3.86m (max) x 3.76m (max))



Attractive Fireplace. Double doors to rear. Radiator.

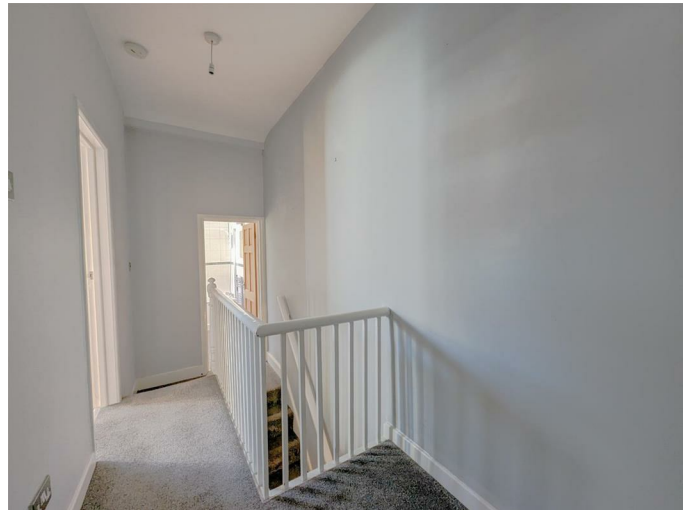
KITCHEN 8'6 (max) x 5'8 (max) (2.59m (max) x 1.73m (max))



Fitted with base units and wall cupboards. Inset double sink. Oven, hob and extractor hood. Integrated fridge freezer. Door to outside.

FIRST FLOOR :

LANDING



BEDROOM 15'5 (max) x 10'5 (max) (4.70m (max) x 3.18m (max))



Radiator. Built in store cupboard.

BEDROOM 12'6 (max) x 10'5 (max) (3.81m (max) x 3.18m (max))

Radiator. Built in store cupboard.

BATHROOM



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

OUTSIDE :



The property is pavement fronted with an enclosed area to the rear with decking patio area.

TENURE :

Leasehold. Residue of 999 year Lease.

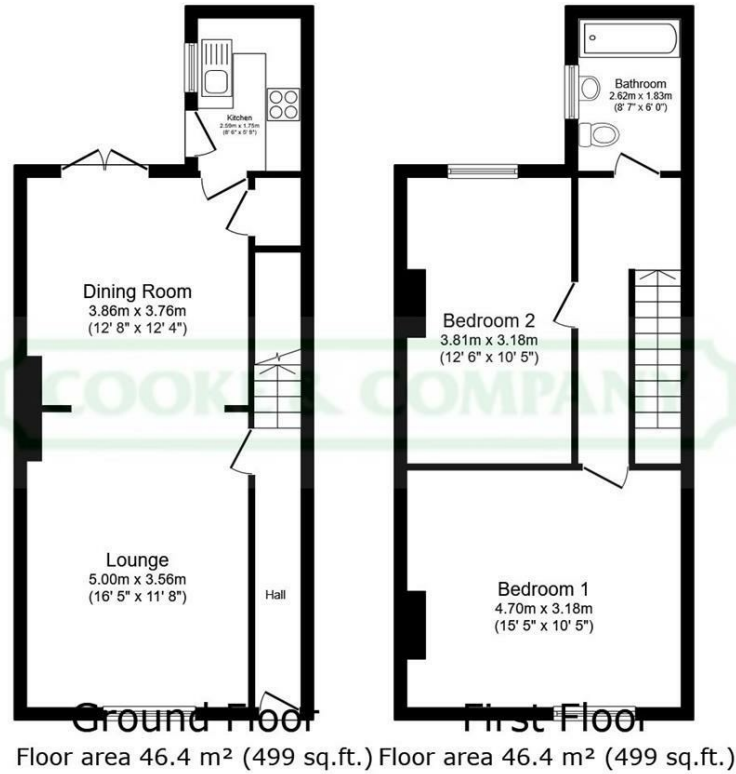
COUNCIL AND TAX BAND

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.

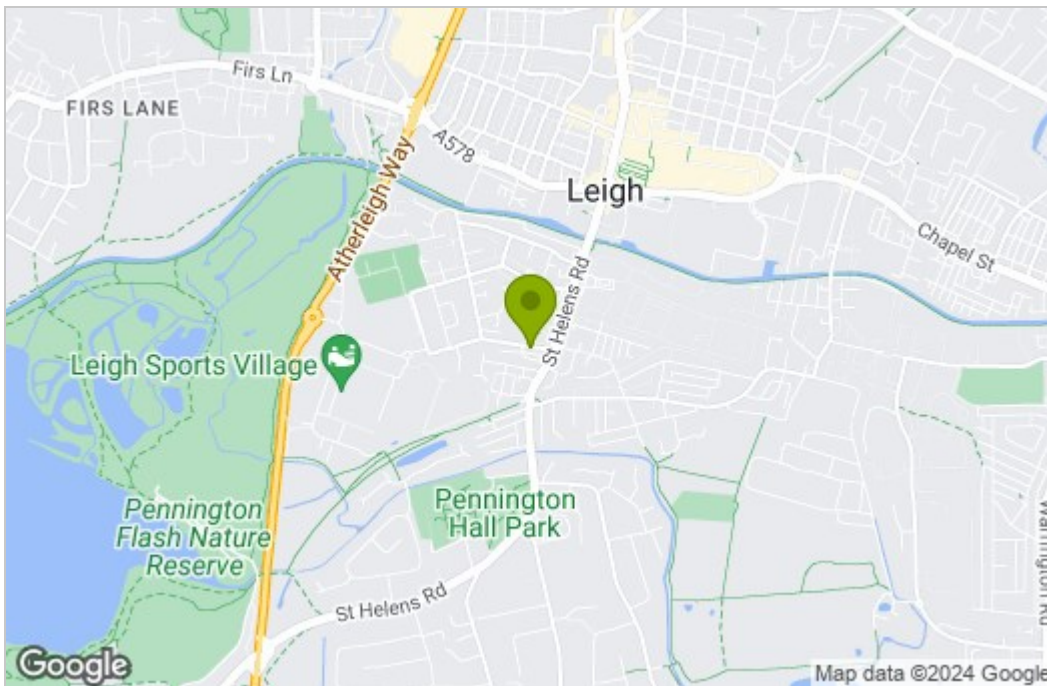
Floor Plan



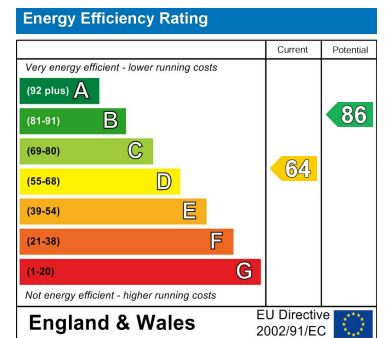
TOTAL: 92.8 m² (998 sq.ft.)

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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