

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Oxford Street, Leigh

Situated just a short walk to the Town Centre and access to public transport routes is this very attractive pavement fronted mid terrace property with two bedrooms offering an excellent first home and with lovely garden to the rear

**Asking Price £125,000**



## GROUND FLOOR :

### ENTRANCE VESTIBULE

**LOUNGE 14'3 (max) x 11'9 (max) (4.34m (max) x 3.58m (max) )**



Modern Fireplace. TV Point. Wooden flooring. Radiator.

**KITCHEN AND DINING ROOM 14'3 (max) x 9'9 (max) (4.34m (max) x 2.97m (max) )**



Fitted with base units and wall cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Dining area with double doors to rear garden. Wooden flooring. Under stairs storage area. Gas fired central heating boiler.

## FIRST FLOOR :

### LANDING



**BEDROOM 13'5 (max) x 11'8 (max) (4.09m (max) x 3.56m (max) )**



Laminate flooring. Radiator.

**BEDROOM 9'9 (max) x 7'0 (max) (2.97m (max) x 2.13m (max) )**



Radiator.

## BATHROOM



P Shaped panelled bath with shower fitment over bath and screen. Pedestal wash hand basin. Low level Wc. Radiator. Tiled walls.

## OUTSIDE :

The property is pavement fronted with a generous private garden with patio area and lawn.

## TENURE :

Leasehold. Residue of 999 year Lease.

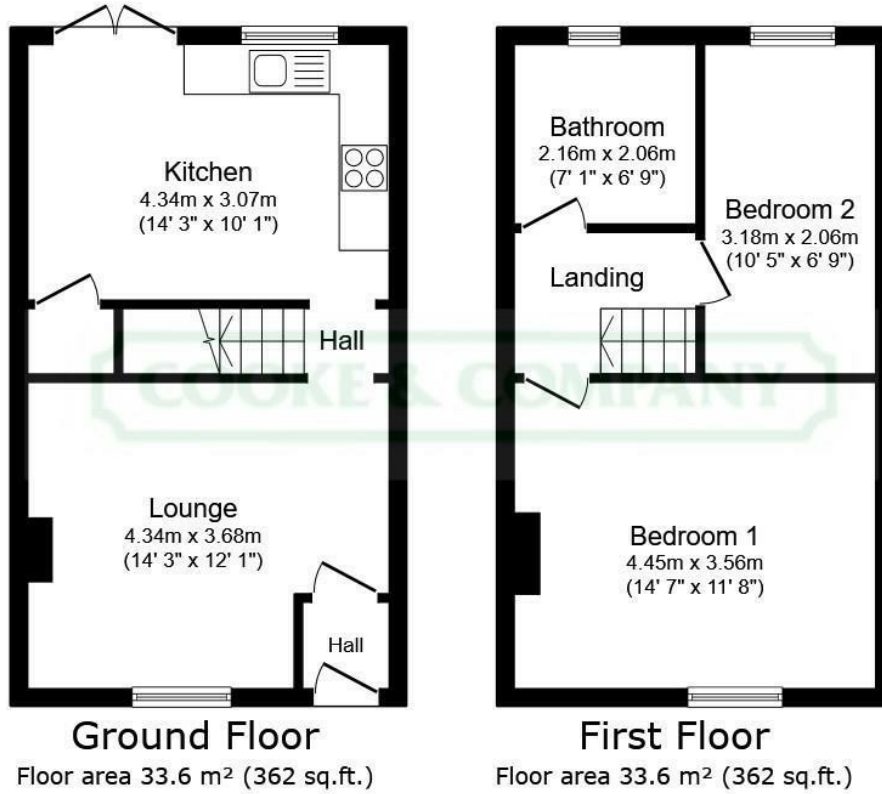
## **COUNCIL AND TAX BAND**

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



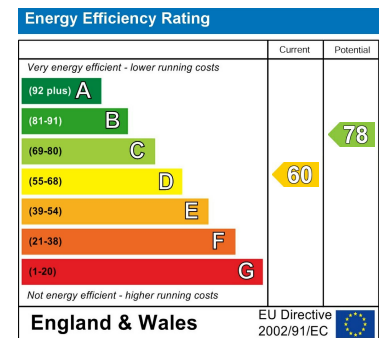
**TOTAL: 67.3 m<sup>2</sup> (724 sq.ft.)**

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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