

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Henrietta Street, Leigh

Situated in an established location with good access to the Town Centre and Local Schools is this the larger than average bay fronted end of terrace property offered for sale as a spacious family home with two reception rooms three bedrooms and available with no onward chain

Asking Price £170,000

GROUND FLOOR :

ENTRANCE PORCH



Original vestibule door with stained glass.

ENTRANCE HALLWAY

Deep cornice coving and archway. Radiator. Laminate flooring.

LOUNGE 15'5 (max) x 12'8 (max) (4.70m (max) x 3.86m (max))



Bay window. Period coving and ceiling rose. Inset fire. Radiator.

DINING ROOM/REAR LOUNGE 12'8 (max) x 12'7 (max) (3.86m (max) x 3.84m (max))



Radiator.

KITCHEN 17'3 (max) x 8'3 (max) (5.26m (max) x 2.51m (max))



Fully fitted kitchen with base units and wall cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Modern brick style wall tiling. Laminate flooring. Radiator. Door to outside.

FIRST FLOOR :

LANDING



BEDROOM 17'5 (max) x 12'6 (max) (5.31m (max) x 3.81m (max))



Radiator.

BEDROOM 12'6 (max) x 11'1 (max) (3.81m (max) x 3.38m (max))



Radiator.

BEDROOM 12'9 (max) x 8'0 (max) (3.89m (max) x 2.44m (max))

Radiator.

BATHROOM



P shaped panelled bath with shower fitment over bath and shower screen. Vanity wash hand basin. Low level WC. Radiator. Part tiled walls.

OUTSIDE :

The property is garden fronted with a private enclosed area to the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band B.

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



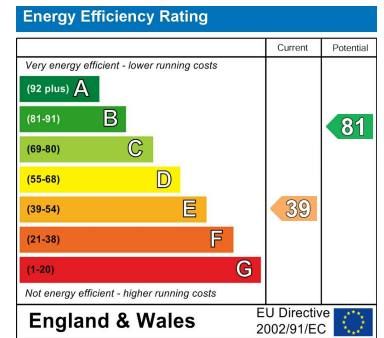
TOTAL: 105.5 m² (1,136 sq.ft.)

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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