

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Siddeley Street, Leigh

Situated in an established residential area with good access to local schools and public transport routes is this garden fronted mid terrace mews style property with three bedrooms offering ideal first time accommodation gardens and detached garage located close by

Asking Price £149,950

GROUND FLOOR :

ENTRANCE HALL

Built in store cupboard. Radiator.

KITCHEN 9'9 (max) x 7'5 (max) (2.97m (max) x 2.26m (max))



Fitted with wall cupboards and base units. Sink unit. Plumbing for washing machine. Gas cooker point.

LOUNGE AND DINING 15'11 (max) x 13'2 (max) (4.85m (max) x 4.01m (max))



Fireplace and Surround. Laminate Flooring. TV Point. Door to rear garden.

FIRST FLOOR :

LANDING

BEDROOM 13'4 (max) x 8'4 (max) (4.06m (max) x 2.54m (max))



Radiator.

BEDROOM 8'8 (max) x 6'6 (max) (2.64m (max) x 1.98m (max))

Radiator.

BEDROOM 8'2 (max) x 6'3 (max) (2.49m (max) x 1.91m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Mostly tiled walls.

OUTSIDE :

GARDENS

The property has gardens to the front and rear. Front garden with path and low maintenance stone chips. Private rear garden with patio area and lawn.

GARAGE

A detached garage located close by is included.

TENURE :

Leasehold. Ground Rent £16.00 per annum (approx).

COUNCIL AND TAX BAND

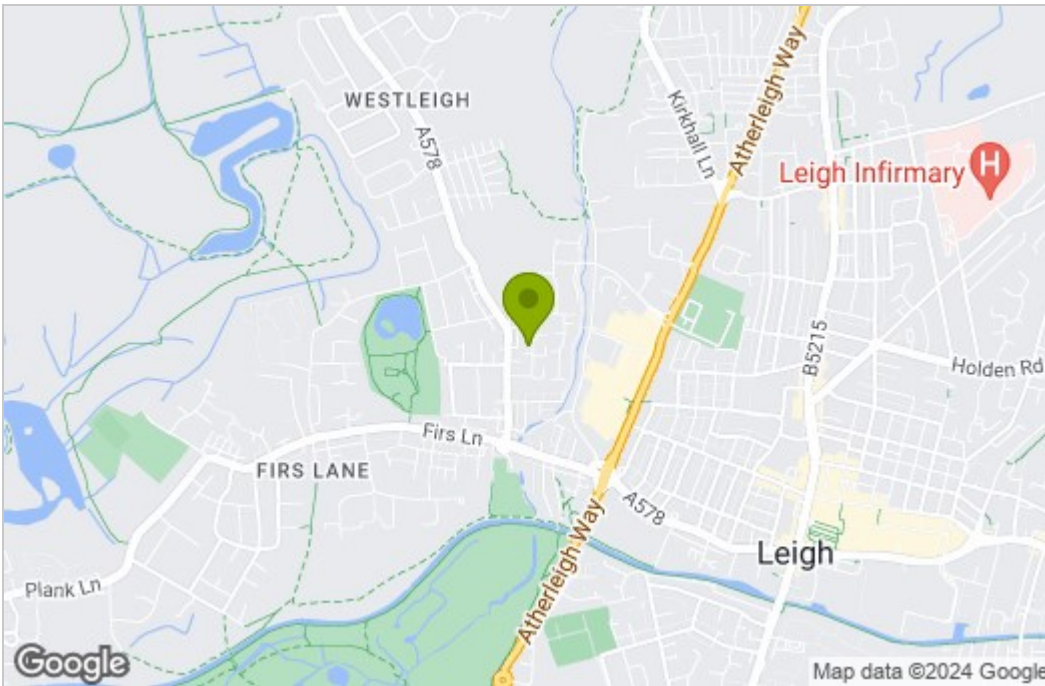
Wigan Council Tax Band A.

SERVICES (NOT TESTED)

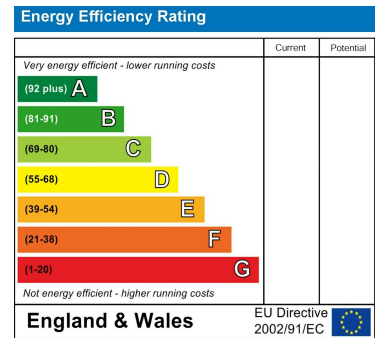
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

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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