

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manchester Road, Leigh

Situated in a popular residential area and with good access to public transport routes (a bus stop a few steps away), local amenities and local schools is this semi detached cozy property with two bedrooms offering an ideal first home or investment opportunity and available with no onward chain

Asking Price £140,000

GROUND FLOOR :

LOUNGE 14'1 (max) x 12'4 (max) (4.29m (max) x 3.76m (max))



TV Point. Radiator.

KITCHEN WITH DINING AREA 13'9 (max) x 10'5 (max) (4.19m (max) x 3.18m (max))



Fitted with base units and wall cupboards. Inset sink with mixer tap. Gas cooker point. Plumbing for washing machine. Under stairs storage area. Radiator. Stable style door to rear.

FIRST FLOOR :

LANDING

BEDROOM 13'8 (max) x 12'6 (max) (4.17m (max) x 3.81m (max))



Radiator.

BEDROOM 13'5 (max) x 8'8 (max) (4.09m (max) x 2.64m (max))



Radiator.

SHOWER ROOM/WC



Shower Cabinet. Vanity unit wash hand basin. Low level Wc. Heated Towel Radiator. Fully tiled walls and tiled floor.

OUTSIDE :

The property is pavement fronted with a private paved area to the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

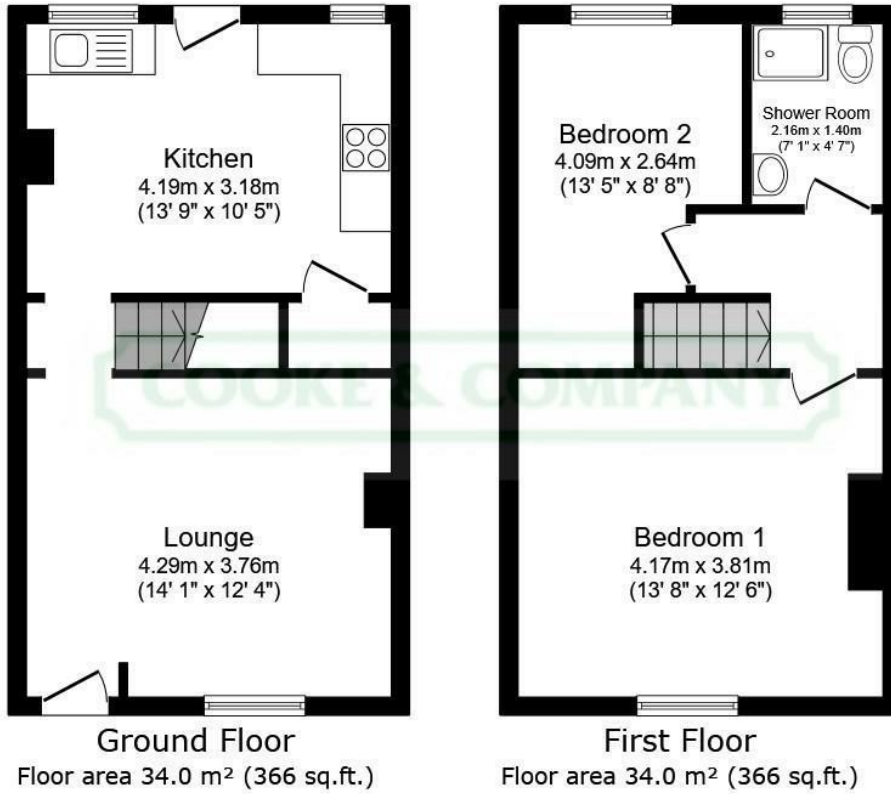
COUNCIL AND TAX BAND

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.

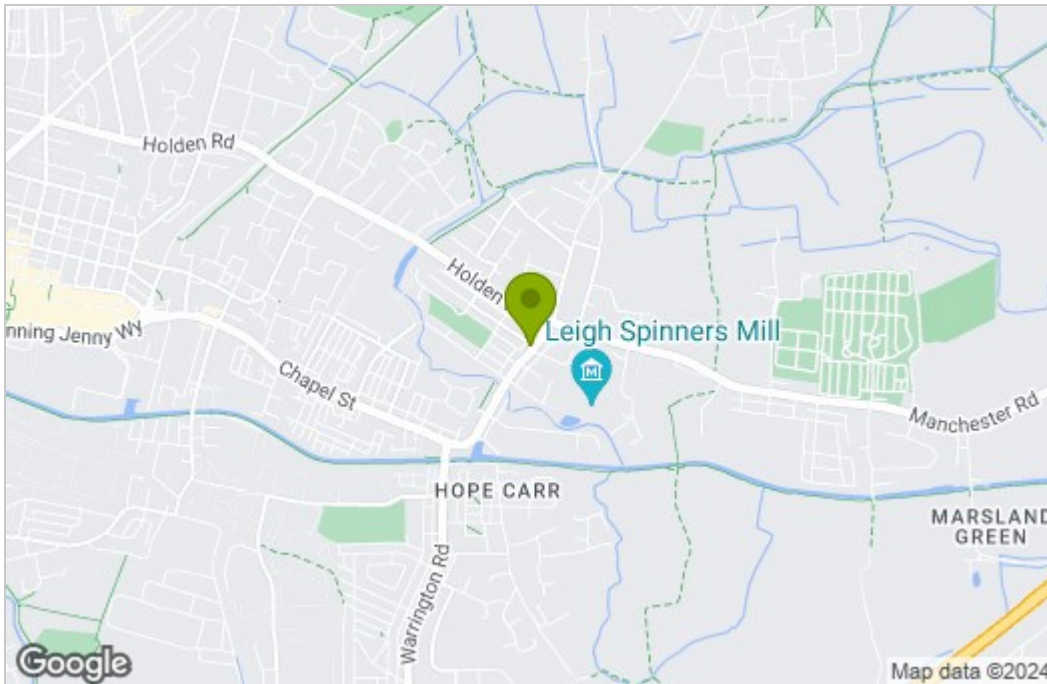
Floor Plan



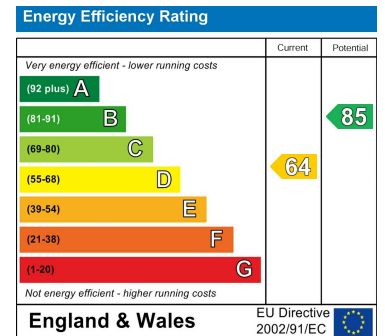
TOTAL: 68.0 m² (732 sq.ft.)

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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