

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Walter Street, Leigh

Situated in a very popular area and within walking distance of the local primary school is this garden fronted mid terrace property with two bedrooms and enclosed courtyard to the rear

Asking Price £109,999

4 Walter Street

Leigh, WN7 4TY



In further detail the property includes:-

GROUND FLOOR:

ENTRANCE:

LOUNGE:

13'2 (max) x 15 (max) (3.96m'0.61m (max) x 4.57m (max))

TV Point. Radiator.

DINING KITCHEN:

11'3 (max) x 14'9 (max) (3.35m'0.91m (max) x 4.27m'2.74m (max))

Modern high gloss fitted kitchen with base and wall cupboards. Oven, halogen hob and extractor hood. Inset sink and mixer tap. Storage

cupboard. Door courtyard area. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM:

10'8 (max) x 15'1 (max) (3.05m'2.44m (max) x 4.57m'0.30m (max))

Large double bedroom. Radiator.

BEROOM :

11'4 (max) x 7'5 (max) (3.35m'1.22m (max) x 2.13m'1.52m (max))

Radiator

STORAGE/DRESSING AREA:

Area on the landing with storage leading to the bathroom.

BATHROOM:

5'7 (max) x 7'2 (max) (1.52m'2.13m (max) x 2.13m'0.61m (max))

Panelled bath with shower fitment over the bath with shower screen.

Inset wash basin. Low level WC. Fully tiled walls.

OUTSIDE:

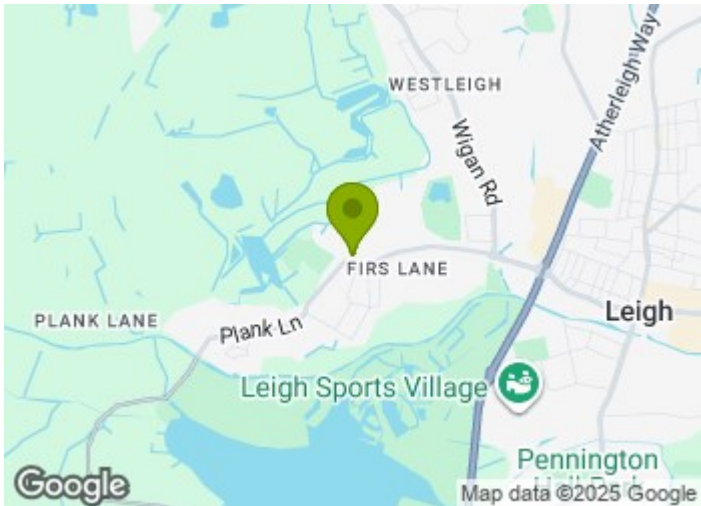
The property is garden fronted and has an enclosed courtyard to the rear.

TENURE:

Leasehold

COUNCIL AND TAX BAND:

Wigan Borough Council Band A

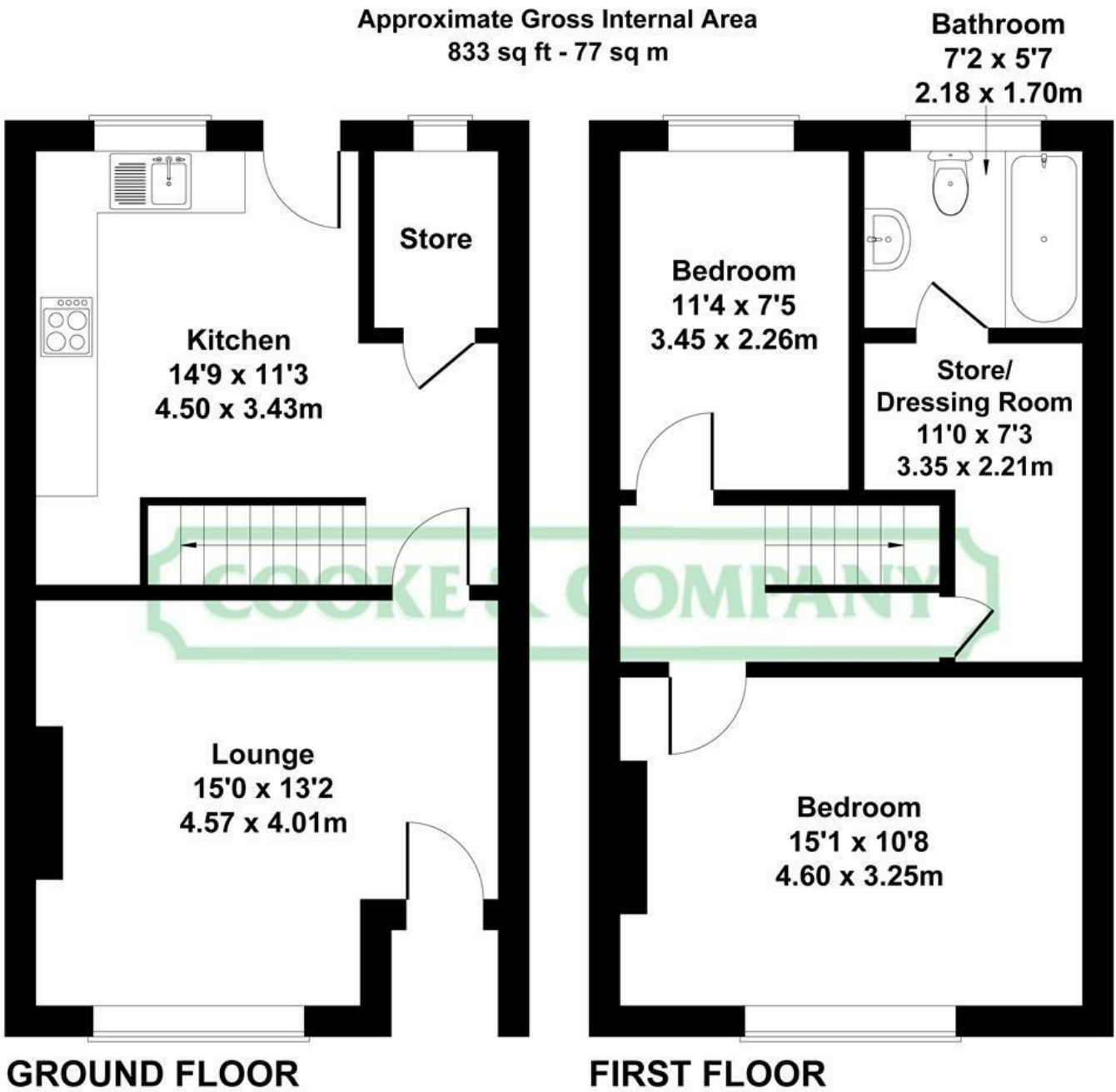


Directions

Sat Nav Ref WN7 4TY



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC