

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Henrietta Street, Leigh

Situated in a well established area is this two bedroom pavement fronted mid terrace property offering good potential for a first time home with an enclosed area to the rear and convenient access to the Town Centre and local schools

Asking Price £119,950

75 Henrietta Street

Leigh, WN7 1LH



In further the accommodation comprises:-

GROUND FLOOR:

LOUNGE
14'11 (max) x 12'6 (max) (4.27m'3.35m (max) x 3.66m'1.83m (max))
Feature fireplace. Radiator. TV point.

DINING KITCHEN
14'11 (max) x 9'5 (max) (4.27m'3.35m (max) x 2.74m'1.52m (max))
Fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM
14'11 (max) x 12'6 (max) (4.27m'3.35m (max) x 3.66m'1.83m (max))
Radiator.

BEDROOM
12'5 (max) x 7'3 (max) (3.66m'1.52m (max) x 2.13m'0.91m (max))
Radiator.

BATHROOM
Panelled bath with shower fitment over bath. Built in vanity wash basin with storage. Low level WC. Radiator.

OUTSIDE
The property is pavement fronted with an enclosed courtyard style area to the rear.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band A

VIEWING
By appointment with the agents as overleaf.

PLEASE NOTE
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.

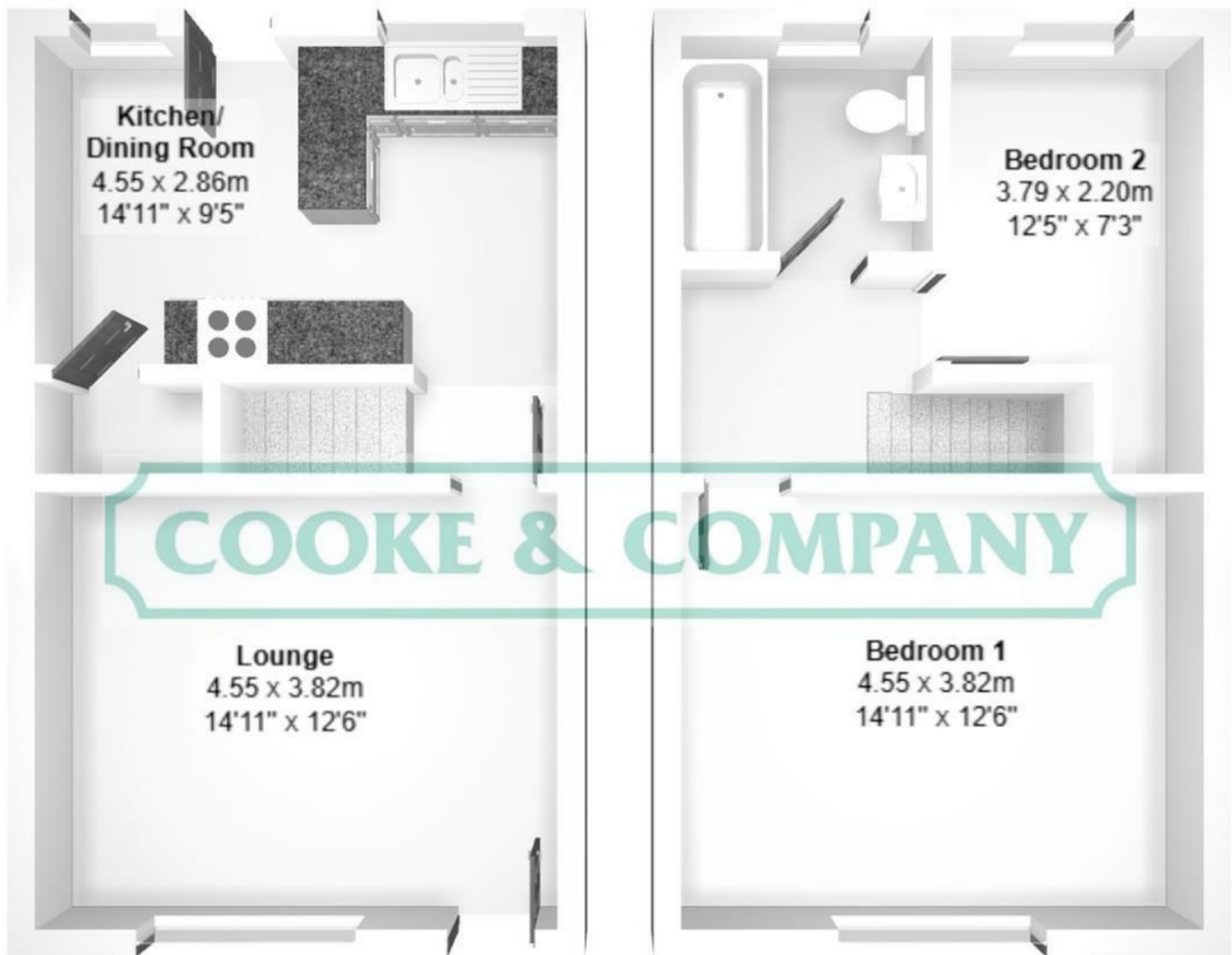


Directions
WN7 1LH



Floor Plan

75 Henrietta Street, Leigh



Ground Floor

First Floor

Total Area: 71.0 m² ... 764 ft²
All measurements are approximate and for display 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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