

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Fairhurst Street, Leigh

Situated in a very popular residential area is this two bedroom garden fronted mid terrace property offering spacious living accommodation over two floors with enclosed area to the rear

IDEAL HOME FOR A FIRST TIME BUYER  
IN NEED OF UPDATING

**Asking Price £110,000**

# 21 Fairhurst Street

Leigh, WN7 4EE



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In further the accommodation comprises:-

## LANDING

### GROUND FLOOR:

#### ENTRANCE VESTIBULE

#### LOUNGE

13'2 (max) x 10'7 (max) (3.96m'0.61m (max) x 3.05m'2.13m (max))  
Fireplace. TV point. Radiator.

#### DINING ROOM

14'11 (max) x 10'2 (max) (4.27m'3.35m (max) x 3.05m'0.61m (max))  
Radiator. Laminate flooring. Store cupboard.

#### KITCHEN

10'6 (max) x 6'4 (max) (3.05m'1.83m (max) x 1.83m'1.22m (max))

Fitted with wall and base cupboards. Inset sink with mixer tap. Plumbing for washing machine. Door to rear

### FIRST FLOOR:

## BEDROOM

14'2 (max) x 10'6 (max) (4.27m'0.61m (max) x 3.05m'1.83m (max))  
Radiator.

## BEDROOM

10'5 (max) x 6'8 (max) (3.05m'1.52m (max) x 1.83m'2.44m (max))  
Radiator.

## BATHROOM

7'8 (max) x 7'2 (max) (2.13m'2.44m (max) x 2.13m'0.61m (max))  
Panelled bath with handheld shower fitment. Pedestal wash hand basin. Low level WC. Radiator.

## OUTSIDE

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

## TENURE

Leasehold

## VIEWING

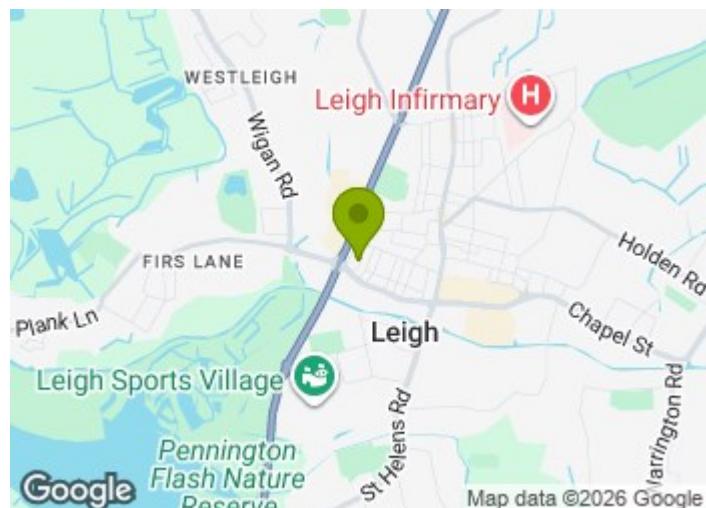
By appointment with the agent as overleaf.

## COUNCIL TAX

Council Tax Band A

## 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.

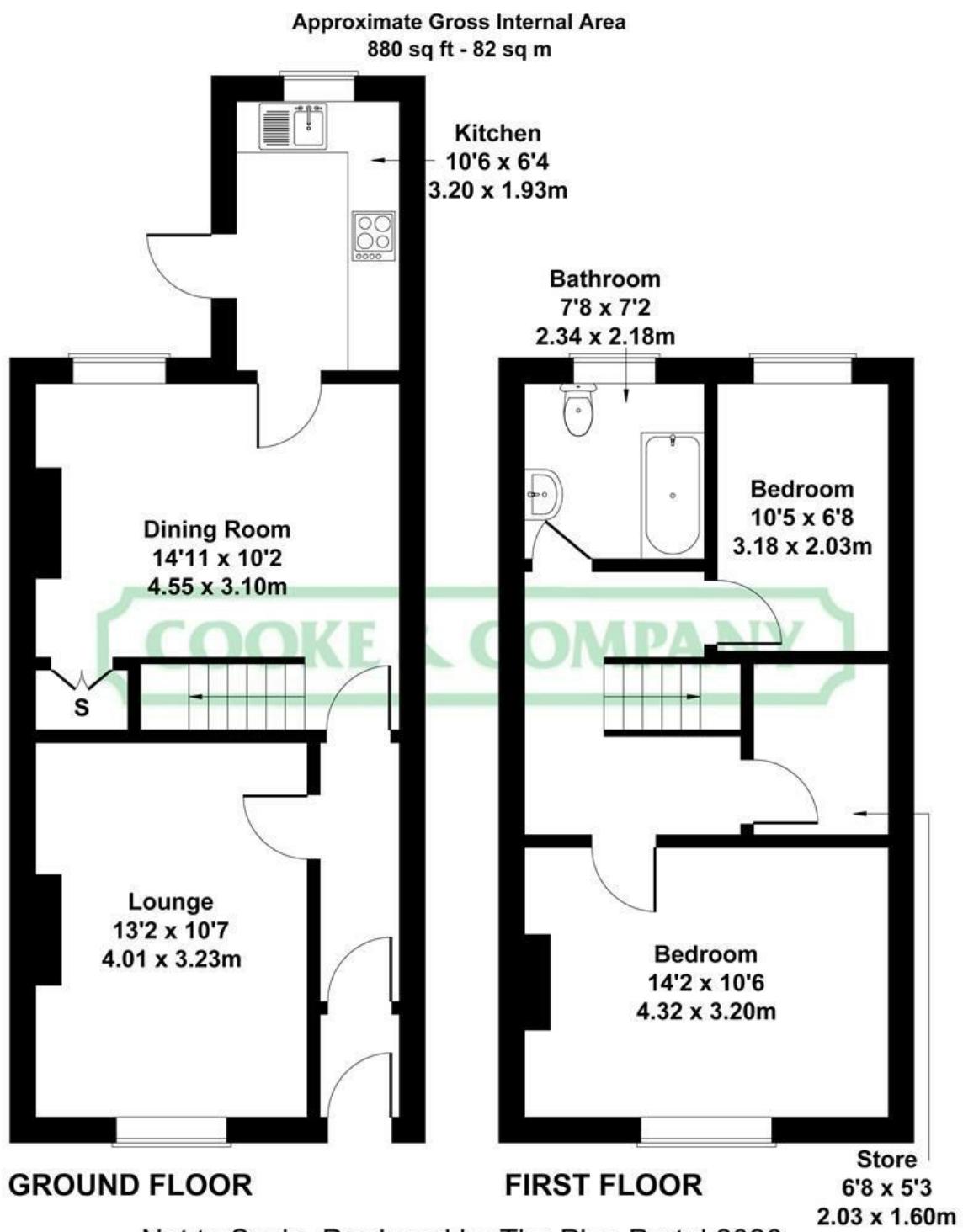


## Directions

WN7 4EE



## Floor Plan



Not to Scale. Produced by The Plan Portal 2026  
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	