

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Oxford Street, Leigh

Asking Price £119,950



Situated in a well-established area with good access to the Town Centre is this two-bedroom mid terrace property with an enclosed courtyard style area to the rear

PROPERTY TO BE SOLD WITH TENANT IN SITU



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE 15'6 (max) x 11'8 (max) (4.72m (max) x 3.56m (max))

TV point. Radiator. Electric fire.

DINING KITCHEN 15'5 (max) x 10'2 (max) (4.70m (max) x 3.10m (max))

Fitted with wall cupboards and base units. Sink unit. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM 15'5 (max) 11'5 (max) (4.70m (max) 3.48m (max))

Radiator.

BEDROOM 12'10 (max) x 7'4 (max) (3.91m (max) x 2.24m (max))

Radiator.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC.

OUTSIDE

The property is pavement fronted with a private 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

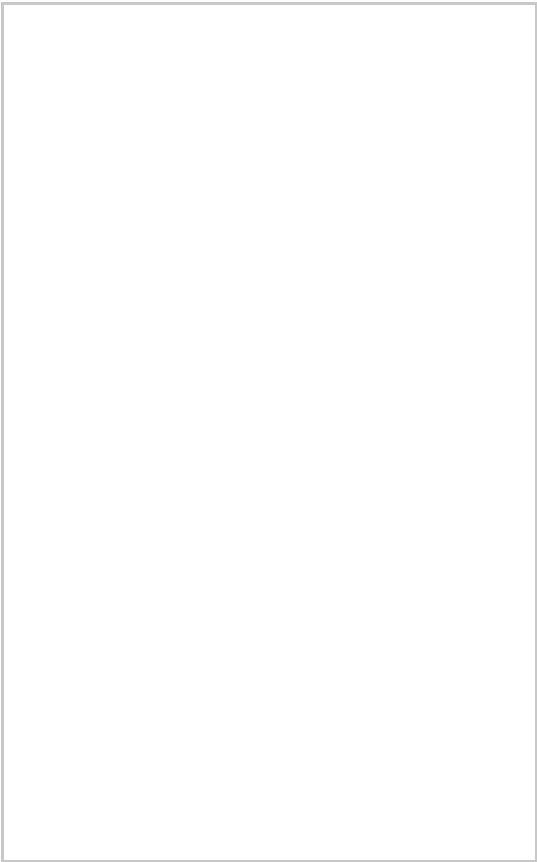
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

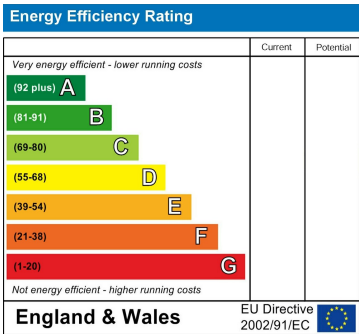
Area Map



Floor Plans



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