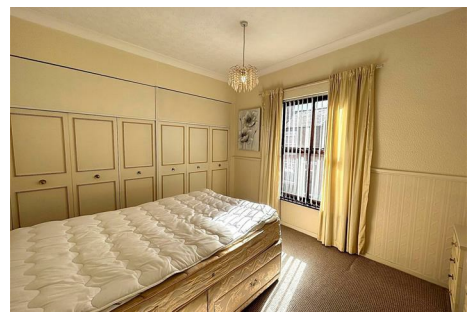


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Severn Street, Leigh

Situated in a well established very popular area is this two bedroom pavement fronted mid terrace property with courtyard to the rear ideal first time accommodation within a short walk to local schools and shops

(IDEAL FOR A FIRST TIME BUYER)

Asking Price £129,950

49 Severn Street

Leigh, WN7 2DX



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

16'6 (max) x 14'4 (max) (4.88m'1.83m (max) x 4.27m'1.22m (max))
Gas fire. TV point

DINING KITCHEN

14'4 (max) x 10'7 (max). (4.27m'1.22m (max) x 3.05m'2.13m (max).)
Fitted base and wall cupboards. Sink with mixer tap. Plumbing for washing machine. Door to rear of property.

FIRST FLOOR

LANDING

BEDROOM

14'4 (max) x 10'5 (max). (4.27m'1.22m (max) x 3.05m'1.52m (max).)
Fully fitted wardrobes. Radiator

BEDROOM

16'8 (max) x 6'10 (max). (4.88m'2.44m (max) x 1.83m'3.05m (max).)
Radiator

BATHROOM

Panelled bath. Low level WC. Wash basin.

OUTSIDE.

PARKING

The property is pavement fronted with street parking.

GARDEN

The property has a low maintenance courtyard style yard to the rear with a paved patio area and laid with artificial grass,

TENURE

Leasehold

VIEWING

By appointment with agents overleaf.

COUNCIL TAX

Council 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.

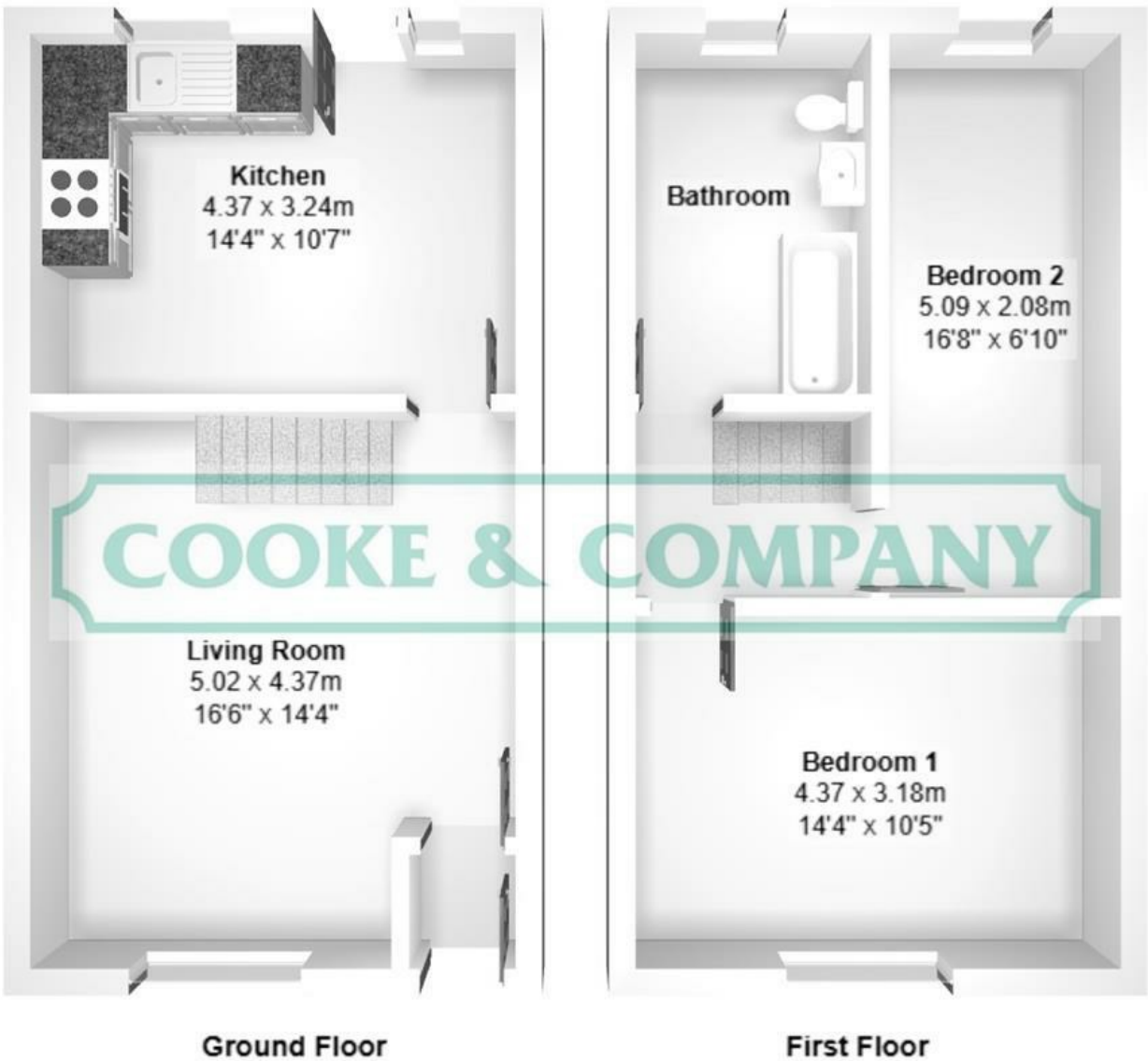


Directions
WN7 2DX



Floor Plan

49 Severn Street Leigh



Total Area: 73.7 m² ... 793 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.

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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	73	
(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