

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Platt Street, Leigh

Situated in a very popular location within a short walk to the local schools and shops is this pavement fronted terrace property with two bedrooms and enclosed rear courtyard.

**£110,000**

# 42 Platt Street

Leigh, WN7 1NA



Situated in a very popular location within a short walk to the local schools and shops is this pavement fronted terrace property with two bedrooms and enclosed rear courtyard.

**In further accommodation comprises:-**

## GROUND FLOOR:

### LOUNGE:

15'1 (max) x 13'7 (max) (4.57m'0.30m (max) x 3.96m'2.13m (max))

### DINING KITCHEN:

13'7 (max) x 9'9 (max) (3.96m'2.13m (max) x 2.74m'2.74m (max))  
Partly started fitted kitchen. Inset sink and mixer tap. Plumbing for washing. French doors to access courtyard.

## FIRST FLOOR:

### LANDING:

### BEDROOM 1:

14'2 (max) x 12'2 (max) (4.27m'0.61m (max) x 3.66m'0.61m (max) )  
Double bedroom .

### BEDROOM 2:

13'8 (max) x 6'2 (max) (3.96m'2.44m (max) x 1.83m'0.61m (max) )  
Single bedroom

### BATHROOM:

7'2 (max) x 6'6 (max) (2.18m (max) x 1.98m (max) )

### OUTSIDE:

This property is pavement fronted and an enclosed courtyard to the rear.

## TENURE:

Leasehold.

## COUNCIL AND TAX BAND :

Wigan Borough Council Band A

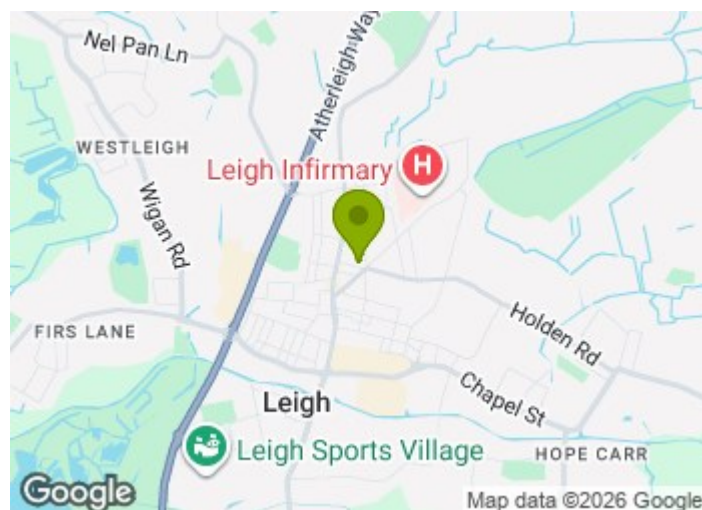
## VIEWING:

By appointment with the agents 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.



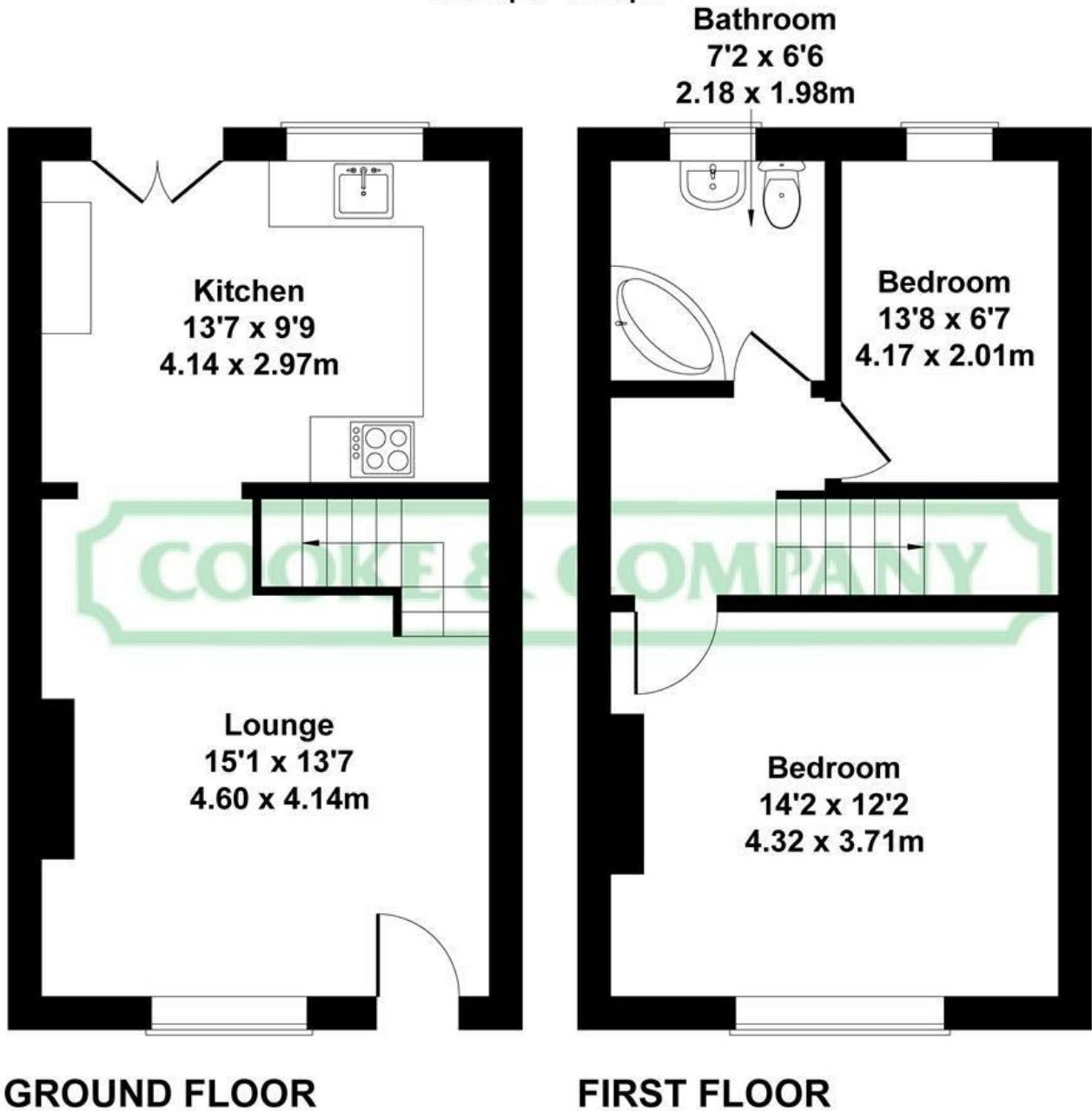
## Directions

DIRECTIONS: Sat Nav Ref. WN7 1NA



## Floor Plan

Approximate Gross Internal Area  
688 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2023  
**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 firm's 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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	