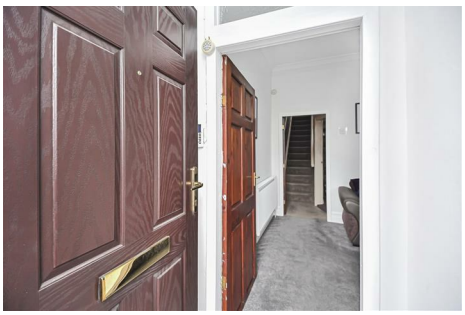
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Chapel Street, Leigh

Situated in a well-established location with good access to the town is this modern and well presented terraced house with two bedrooms and a courtyard style yard to the rear

Asking Price £149,950

179 Chapel Street

Leigh, WN7 2AN

2 1 2 C

- SITUATED IN A WELL ESTABLISHED LOCATION
- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY:

LOUNGE
15'6 (max) x 13'0 (max). (4.57m'1.83m (max) x 3.96m'0.00m (max).)
Radiator. TV point. Feature fire and surround.

DINING ROOM
16'1 (max) x 12'2 (max) (4.88m'0.30m (max) x 3.66m'0.61m (max))
Radiator. Wooden feature fire. Storage cupboards

KITCHEN
16'2 (max) x 8'1 (max). (4.88m'0.61m (max) x 2.44m'0.30m (max).)
Fitted wall and base units. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Fitted dishwasher. Built in oven and gas hob. Extractor. Seating area. Modern radiator. Stable style door to rear of property.

FIRST FLOOR

LANDING:
Radiator

BEDROOM
15'6 (max) x 13'0 (max). (4.57m'1.83m (max) x 3.96m'0.00m (max).)
Radiator.

BEDROOM
16'0 (max) x 9'5 (max (4.88m'0.00m (max) x 2.74m'1.52m (max)
Radiator.

BATHROOM
8'11 (max) x 8'1 (max) (2.44m'3.35m (max) x 2.44m'0.30m (max))
Bath with overhead shower fitment. Wash basin with storage. Modern radiator. Low level WC, Fully tiled walls.

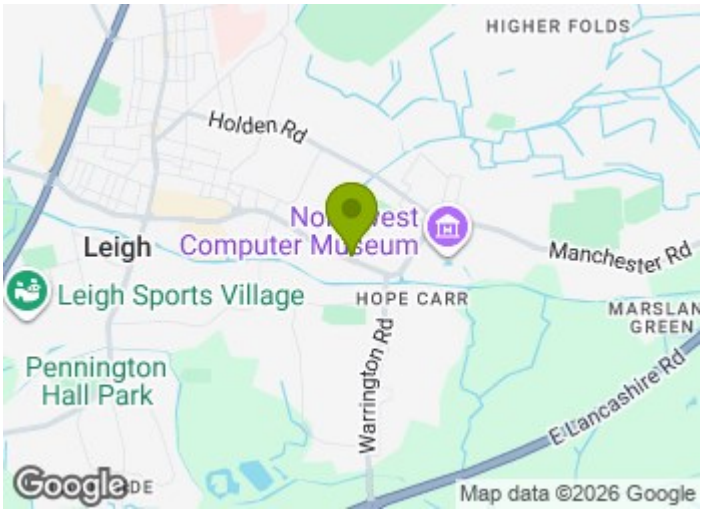
OUTSIDE
The property is pavement fronted. To the rear is a low maintenance private enclosed courtyard style area with a gate leading to the rear of the property

TENURE
Leasehold

VIEWING
By appointment with the agents 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.



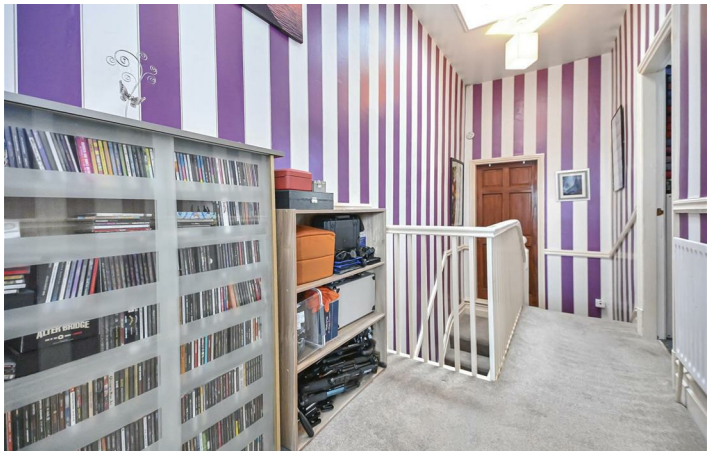
Directions

WN7 2AN



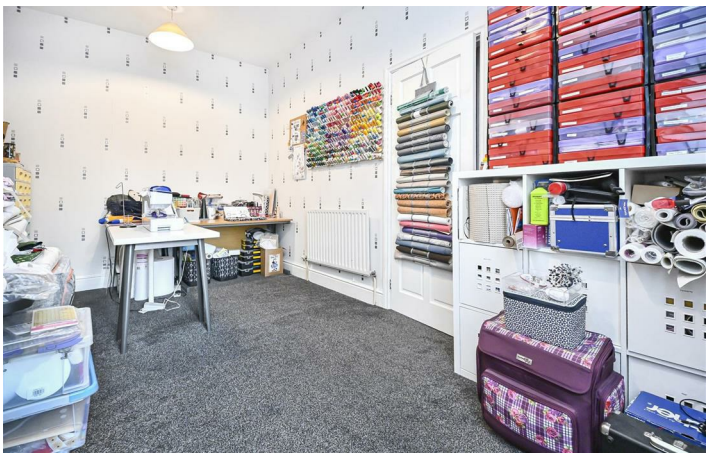






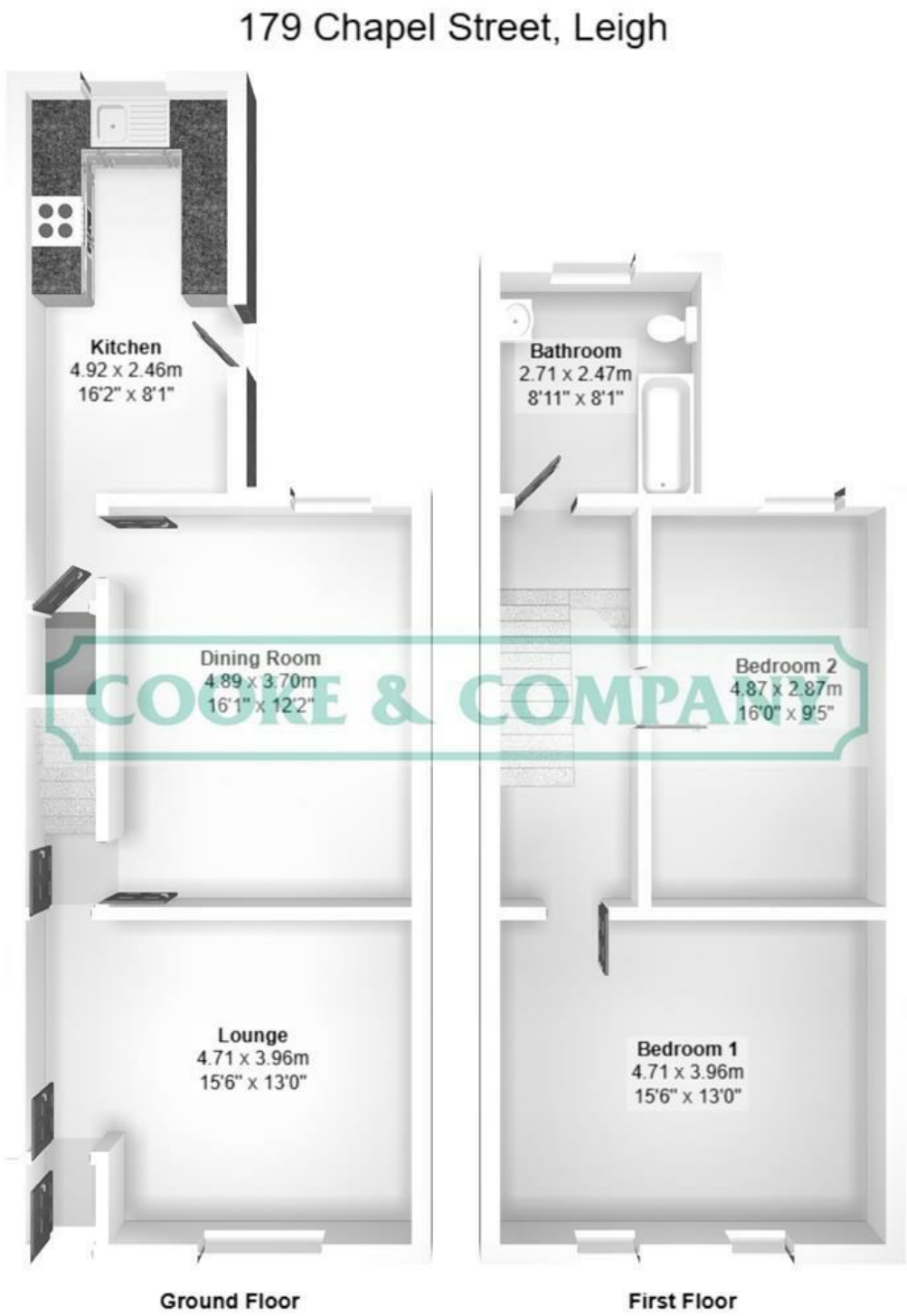




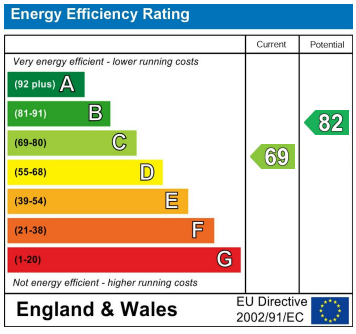




Floor Plan



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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