

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lilford Street, Leigh

Situated in a very popular, quiet and well-established location with excellent access to the town centre, Leigh Sports Village, and pleasant walks alongside the canal, is this spacious two-bedroom, garden fronted terraced home with an enclosed courtyard garden to the rear offering excellent first time accommodation.

Asking Price £150,000

48 Lilford Street

Leigh, WN7 4JN



- IDEAL HOME FOR A FIRST TIME BUYER
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes: On the ground floor: Entrance, lounge and kitchen. Whilst on the first floor there are two bedrooms and bathroom/WC. The property is heated by gas central heating and benefits from double glazing throughout.

GROUND FLOOR:

ENTRANCE

LOUNGE

14'0 (max) x 14'0 (max) (4.27m (max) x 4.27m (max))

Feature fire and surround, Radiator. TV point

KITCHEN

14'3 (max) x 9'0 (max) (4.34m (max) x 2.74m (max))

Fitted with wall and base cupboards. Sink unit with mixer taps. Oven. Hob. Extractor. Plumbing for washing machine. Radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

14'0 (max) x 11'0 (max) (4.27m (max) x 3.35m (max))

Radiator.

BEDROOM

14'7 (max) x 7'0 (max) (4.45m (max) x 2.13m (max))

Radiator.

BATHROOM

8'0 (max) x 6'0 (max) (2.44m (max) x 1.83m (max))

Panelled bath with shower fitment over bath. Modern hand wash basin with storage. Low level WC. Heated towel rail.

OUTSIDE:

The property is garden fronted. To the rear is a private enclosed courtyard style area with block paving, a small laid to lawn area and raised flowerbeds.

TENURE

Leasehold

VIEWING

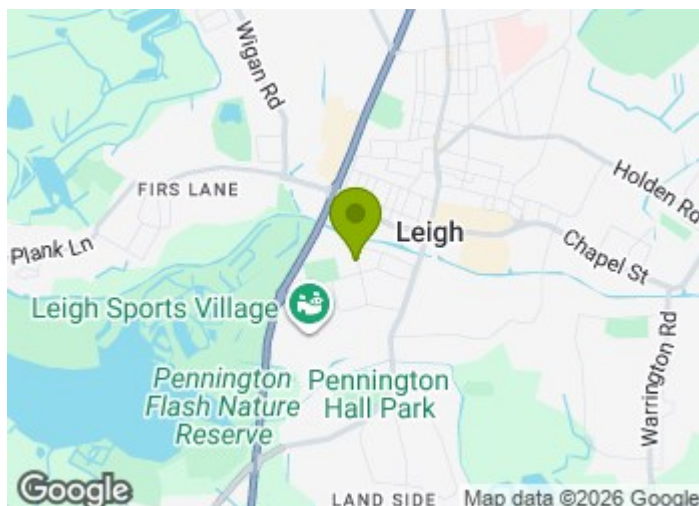
By appointment with the agents as overleaf.

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

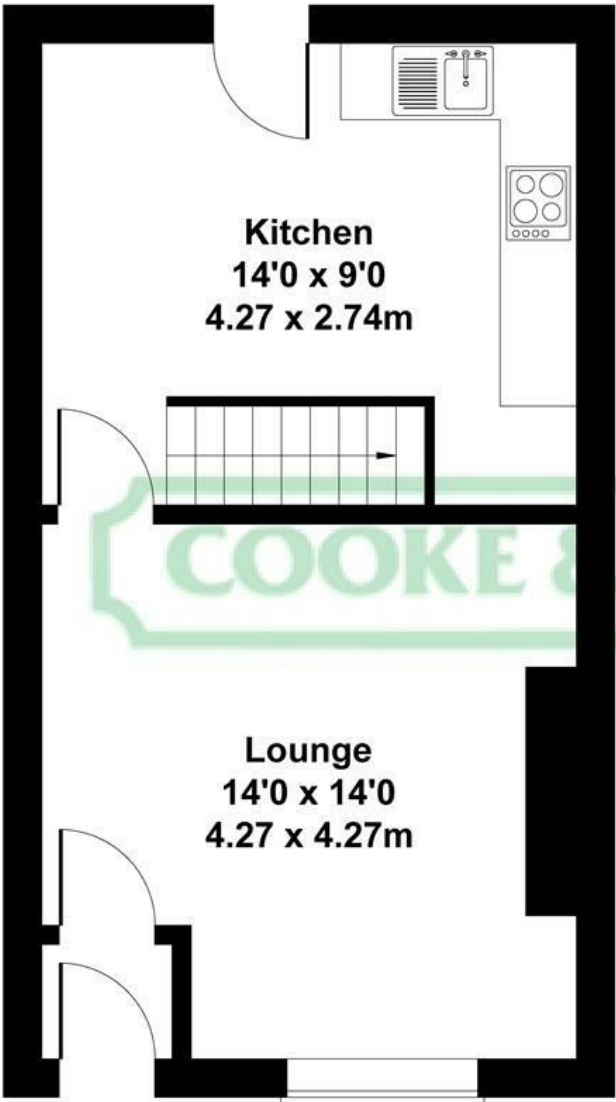
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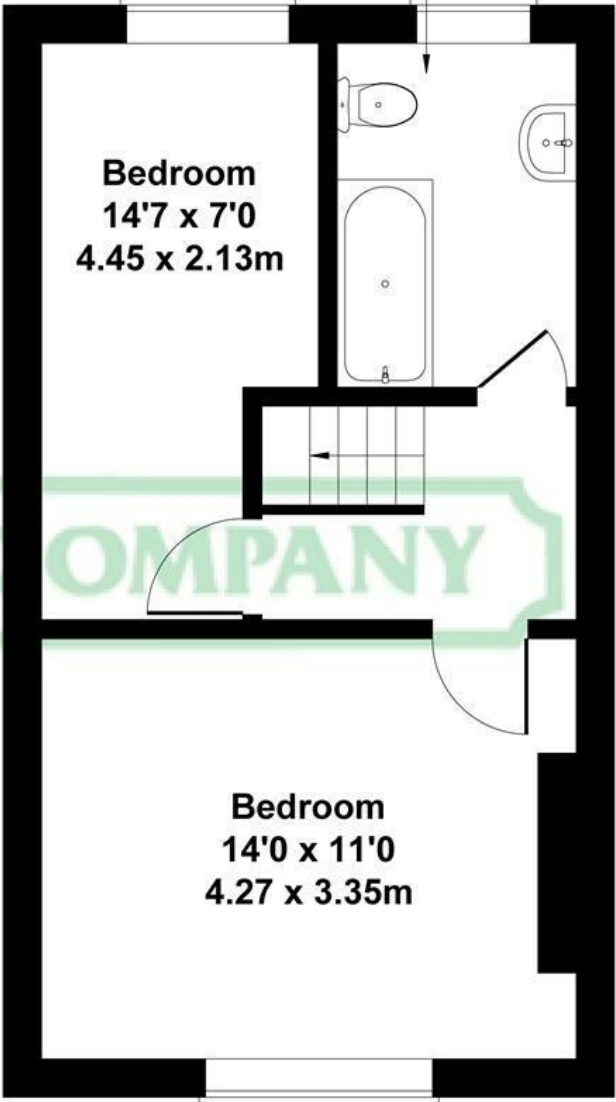
Floor Plan

Approximate Gross Internal Area
744 sq ft - 69 sq m

Bathroom
8'0 x 6'0
2.44 x 1.83m



GROUND FLOOR



FIRST FLOOR

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	72	
(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	