



## Fairhurst Street, Leigh

Situated in a very popular residential area is this well proportioned two bedroom garden fronted mid terrace property offering spacious living accommodation over two floors with enclosed area to the rear

**Asking Price £110,000**

# 39 Fairhurst Street

Leigh, WN7 4EE



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE

### LOUNGE

14'1 (max) x 13'10 (max)  
(4.27m'0.30m (max) x 3.96m'3.05m  
(max))  
Feature Fireplace. TV point.  
Radiator.

### DINING KITCHEN

10'7 (max) x 12'5 (max) (3.05m'2.13m  
(max) x 3.66m'1.52m (max))  
Fitted with wall and base cupboards.  
Inset sink with mixer tap. Oven, hob  
and extractor hood. Door leading to  
Utility room.

### UTILITY ROOM

7'4 (max) x 6'9 (max) (2.13m'1.22m  
(max) x 1.83m'2.74m (max))  
Plumbing for washing machine. Door  
leading to outside area.

### FIRST FLOOR:

### LANDING

### BEDROOM

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

### BEDROOM

16'5 (max) x 6'9 (max) (4.88m'1.52m  
(max) x 1.83m'2.74m (max))  
Radiator.

### WET ROOM

10'7(max) x 6'9 (max)  
(3.05m'2.13m(max) x 1.83m'2.74m  
Overhead shower with easy access.  
Pedestal wash hand basin. Low level  
WC.

### OUTSIDE:

The property is garden fronted with  
enclosed area to the rear.

### TENURE

Leasehold.

### VIEWING

By appointment with the agent as  
overleaf.

### COUNCIL TAX BAND

Wigan Borough Council BAND A



### Directions

Sat Nav Ref: WN7 4EE



## 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.

**Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY**  
Tel: 01942 603000 Email: [info@cookeandcompany.co.uk](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	