



## Grasmere Street, Leigh

Situated in an established location with good access to the town centre and public transport routes is this attractive and modern two bedroom garden fronted mid terrace property offering excellent first time accommodation throughout

MUST BE VIEWED  
IDEAL HOME FOR FIRST TIME BUYER

**Asking Price £150,000**

# 15 Grasmere Street

Leigh, WN7 1XE



In further the accommodation comprises:-

#### GROUND FLOOR:

#### ENTRANCE VESTIBULE

#### LOUNGE

13'2 (max) x 13'1 (max) (3.96m'0.61m (max) x 3.96m'0.30m (max) )  
TV point. Radiator.

#### KITCHEN

13'2 (max) x 11'2 (max) (3.96m'0.61m (max) x 3.35m'0.61m (max))  
Fitted with wall and base cupboards. Inset sink with mixer tap. Built in oven. Gas hob. Extractor. Plumbing for washing machine. Radiator. Door to outside.

#### FIRST FLOOR:

#### LANDING

#### BEDROOM

13'3 (max) x 10'4 (max) (3.96m'0.91m (max) x 3.05m'1.22m (max))  
Radiator.

#### BEDROOM

17'2 (max) x 6'3 (max) (5.18m'0.61m (max) x 1.91m (max))  
Radiator.

#### BATHROOM

11'1 (max) x 6'4 (max) (3.35m'0.30m (max) x 1.83m'1.22m (max))  
Panelled bath with overhead shower fitment and shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.

#### COUNCIL TAX BAND

Wigan Council Tax Band A

#### VIEWING

By appointment with the agents as 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.

#### OUTSIDE:

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

#### TENURE

Leasehold

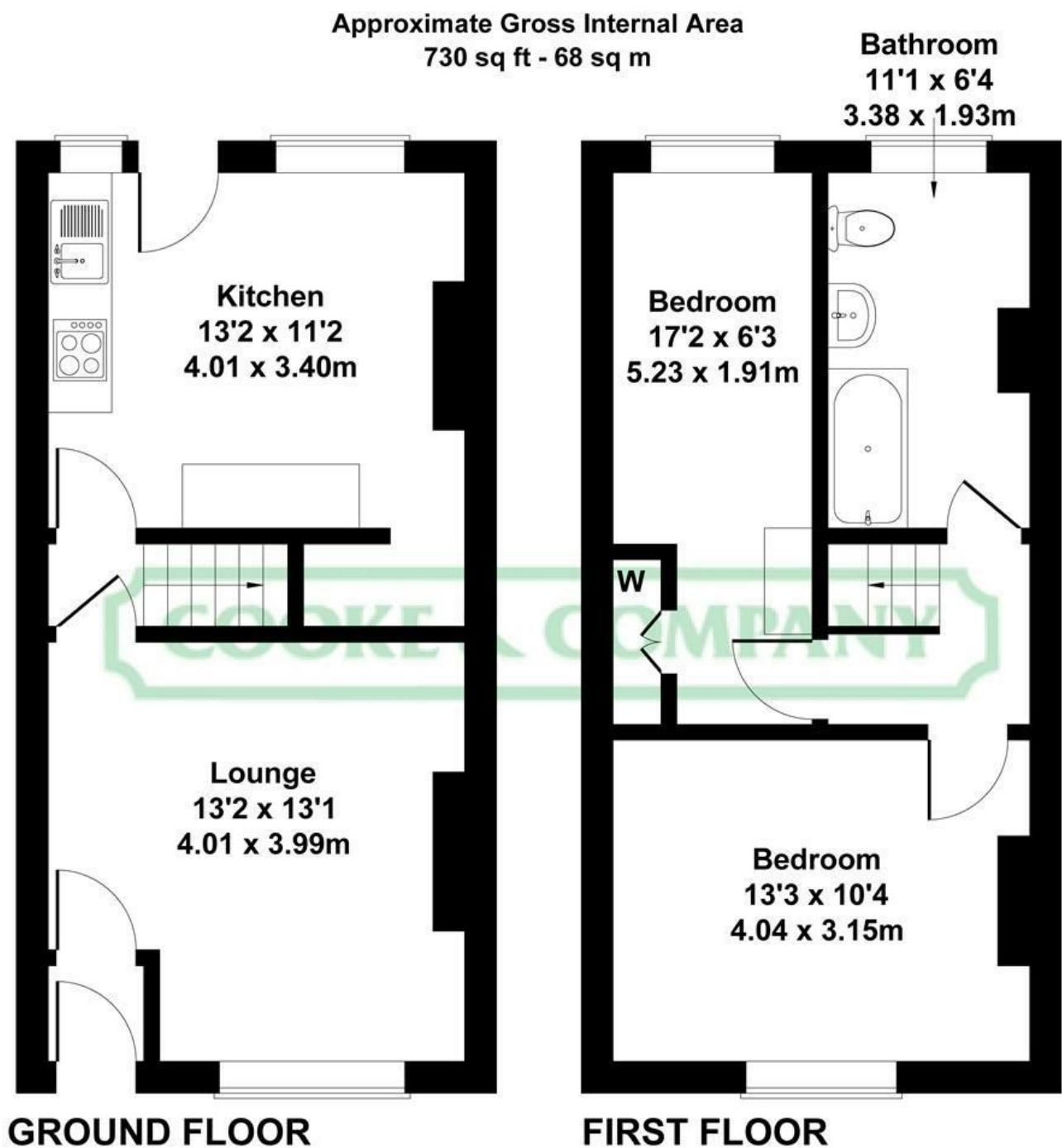


#### Directions

WN7 1XE



## Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	