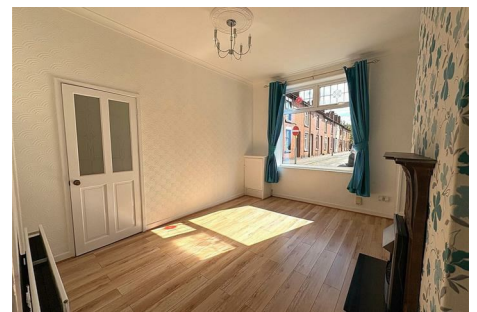
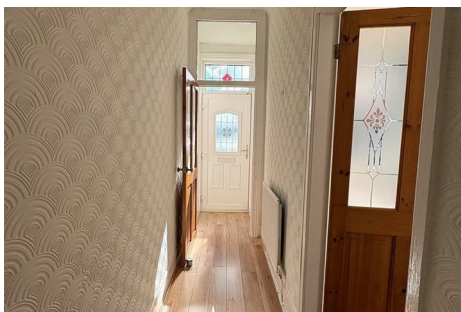


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Buchanan Street, Leigh

Situated in a well-established residential location with good access to the town is this two bedroom mid-terraced house with a well presented courtyard style area to the rear

IDEAL PROPERTY FOR A FIRST TIME BUYER
VACANT PROPERTY

Asking Price £119,950

18 Buchanan Street

Leigh, WN7 1XT



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL/VESTIBULE

Wooden flooring. Radiator

LOUNGE

12'8 (max) x 11'4 (max). (3.66m'2.44m (max) x 3.35m'1.22m (max).)
TV Point. Radiator. Wooden flooring. Fire surround and fire.

KITCHEN/DINING ROOM

14'9 (max) x 10'6 (max) (4.27m'2.74m (max) x 3.05m'1.83m (max))
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Radiator. Patio doors to rear of property.

FIRST FLOOR:

LANDING

Radiator

BEDROOM

14'9 (max) x 10'7 (max). (4.27m'2.74m (max) x 3.05m'2.13m (max).)
Radiator.

BEDROOM

10'5 (max) x 7'3 (max) (3.05m'1.52m (max) x 2.13m'0.91m (max))
Radiator

BATHROOM

10'5 (max) x 7'3 (max). (3.05m'1.52m (max) x 2.13m'0.91m (max).)
Corner bath with overhead shower. Wash basin. WC. Partly tiled walls.

OUTSIDE:

GARDEN

The rear of the property offers a well presented, low maintenance courtyard style area.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

PLEASE NOTE

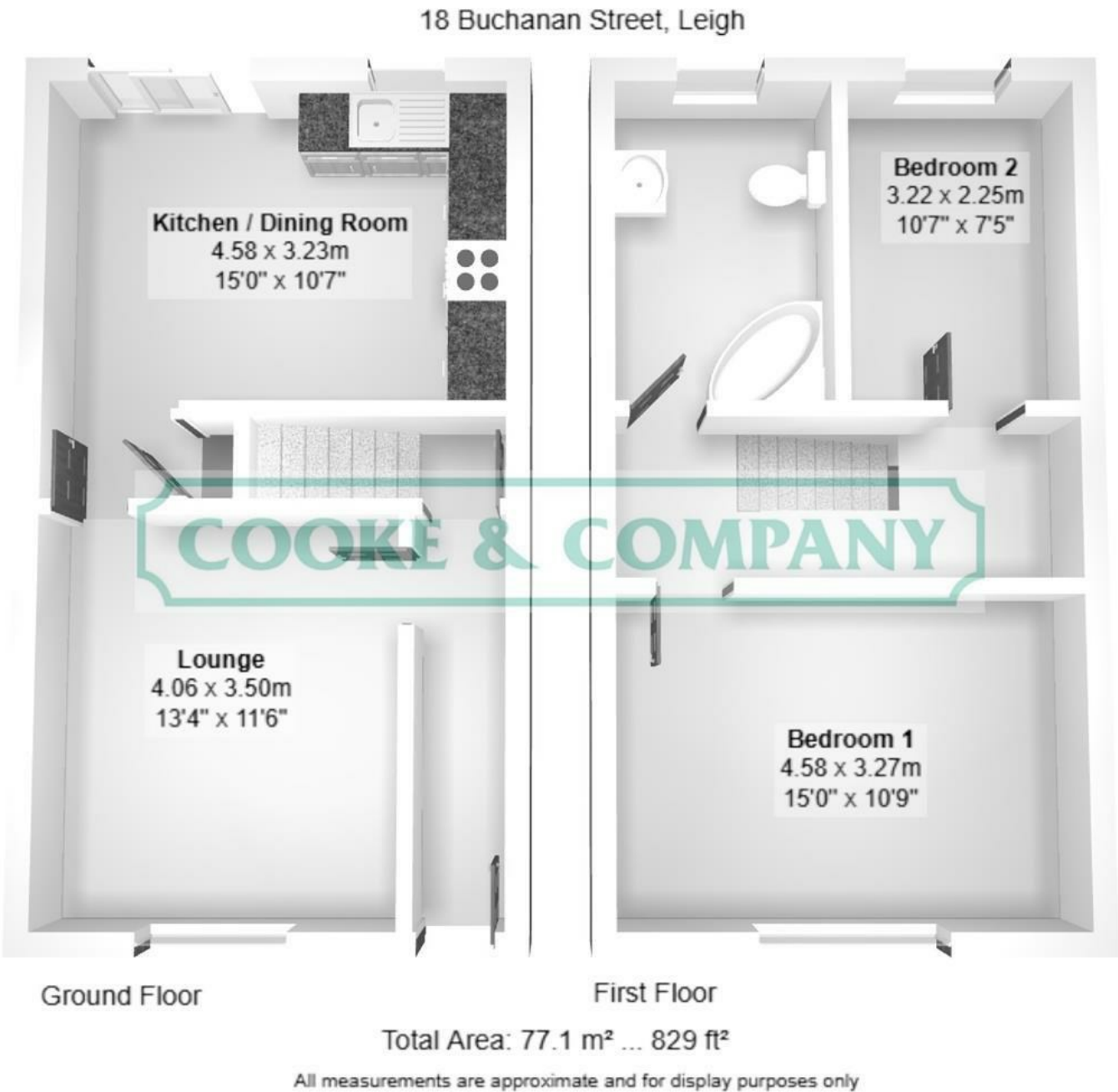
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 1XT



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales		EU Directive 2002/91/EC