

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hurst Street, Leigh

Situated in a well-established residential location with good access to the town is this garden fronted 2 bedroom mid-terraced house with off street parking and a large low maintenance courtyard style garden to the rear

IDEAL PROPERTY FOR A FIRST TIME BUYER

Asking Price £169,950

137 Hurst Street

Leigh, WN7 3AN



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL/VESTIBULE

LOUNGE

14'1 (max) x 12'4 (max). (4.27m'0.30m (max) x 3.66m'1.22m (max).)
TV point. Radiator. Fire surround with gas fire. Bay window.

KITCHEN/DINING AREA

15'8 (max) x 9'7 (max) (4.57m'2.44m (max) x 2.74m'2.13m (max))
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Plumbing for washing machine. Built in double oven. Electric hob. Extractor fan. Door to rear of property.

FIRST FLOOR:

LANDING

BEDROOM

15'8 (max) x 11'1 (max). (4.57m'2.44m (max) x 3.35m'0.30m (max).)
Radiator.

BEDROOM

12'6 (max) x 7'10 (max). (3.66m'1.83m (max) x 2.13m'3.05m (max).)
Radiator. TV point.

BATHROOM

Large walk in shower. Panelled bath. Wash basin. Low level WC. Heated towel rail. Fully tiled walls.

OUTSIDE:

PARKING

The front of the property is fully paved offering off street parking.

GARDEN

The property is garden fronted. To the rear

is a large low maintenance courtyard style yard.

TENURE

Freehold

VIEWING

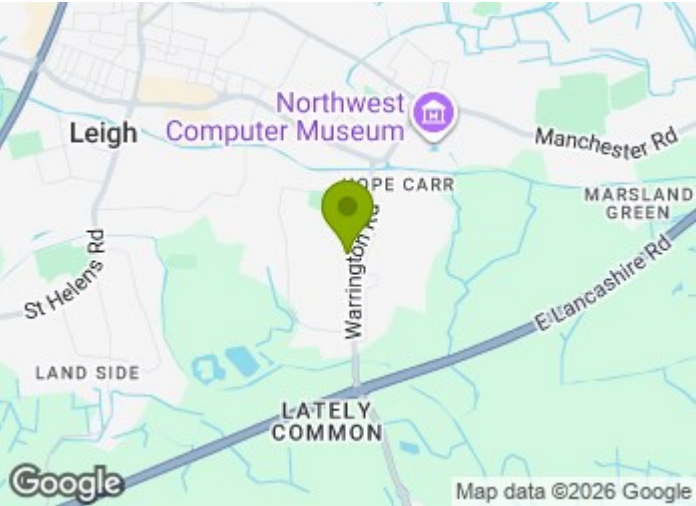
By appointment with the agents as overleaf.

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 3AN



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC