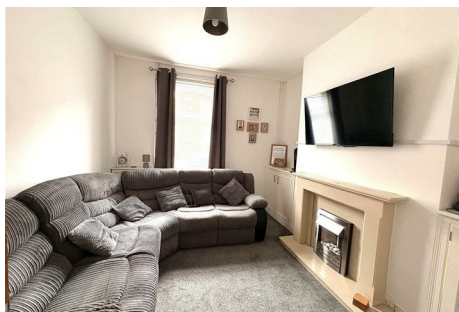
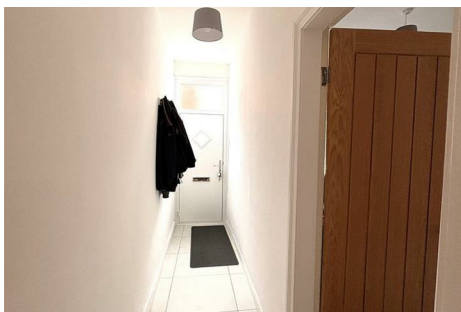


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Gordon Street, Leigh

Situated in a very popular and well-established location is this very spacious two bedroom pavement fronted mid terrace property offering excellent first time accommodation with an enclosed courtyard style area to the rear all within good access of the town centre and retail park.

Asking Price £137,950

48 Gordon Street

Leigh, WN7 1RW



• VIEWING HIGHLY RECOMMENDED

• IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUJNGE

13'1 (max) x 11'0 (max) (3.96m'0.30m (max) x 3.35m'0.00m (max))
TV point. Feature fire and surround.
Radiator.

DINING KITCHEN

14'4 (max) x 10'10 (max) (4.27m'1.22m (max) x 3.05m'3.05m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Oven hob and extractor fan. Inset lighting. Under stairs storage. Tiled flooring. Radiator.

UTILITY AREA

13'4 (max) x 6'3 (max) (3.96m'1.22m (max) x 1.83m'0.91m (max))
Part tiled walls. Plumbing for washing

machine. Tiled flooring. Radiator. Door to rear of property.

FIRST FLOOR:

LANDING:

BEDROOM

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

BEDROOM

10'3 (max) x 7'1 (max) (3.05m'0.91m (max) x 2.13m'0.30m (max))
Radiator.

BATHROOM

Panelled bath with shower fitment over bath including glass screen. Pedestal wash hand basin. Low level WC. Mostly

OUTSIDE:

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

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.



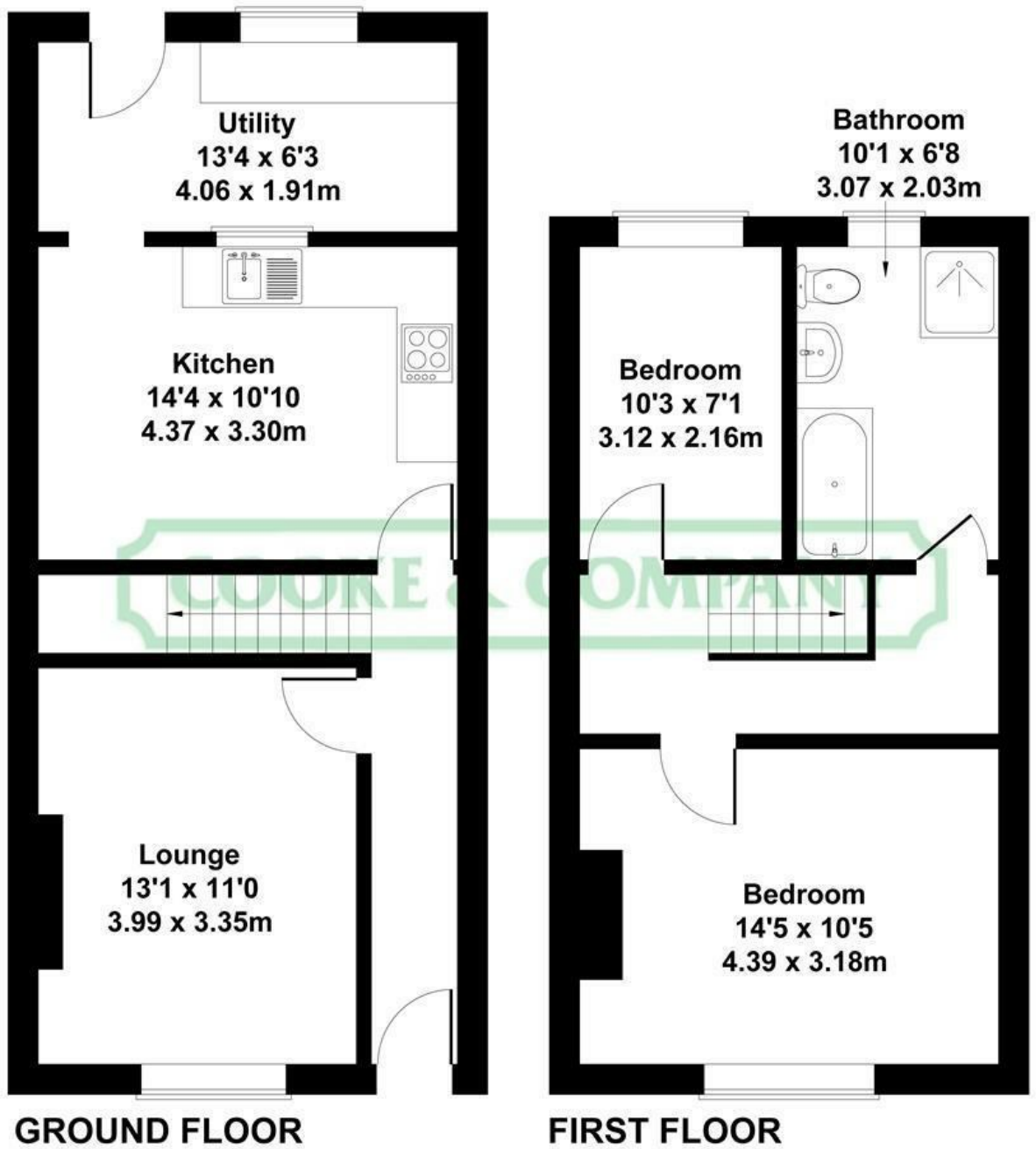
Directions

WN7 1RW



Floor Plan

Approximate Gross Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2025
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		88
(81-91) B		
(69-80) C	73	
(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