

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Platt Street, Leigh

Asking Price £99,950



Situated in a very popular location within a short walk to the local schools and shops is this pavement fronted terrace property with two bedrooms and enclosed rear courtyard.

UPDATING REQUIRED



In further accommodation comprises:-

GROUND FLOOR:

LOUNGE 14'1 (max) x 11'9 (max (4.27m'0.30m (max) x 3.35m'2.74m (max)
TV Point. Radiator.

DINING KITCHEN 14'1 (max) x 10'2 (max) (4.27m'0.30m (max) x 3.05m'0.61m (max))

Fitted kitchen with base and wall cupboards. Inset sink and mixer tap. Plumbing for washing. Built in oven. Extractor fan. Door to access courtyard. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM 14'3 (max) x 12'0 (max) (4.27m'0.91m (max) x 3.66m'0.00m (max))
Radiator.

BEDROOM 10'4 (max) x 6'9 (max) (3.05m'1.22m (max) x 1.83m'2.74m (max))
Radiator.

BATHROOM 7'1 (max) x 6'8 (max) (2.16m (max) x 2.03m (max))

Bath with shower fitment over bath. Wash hand basin. Low level WC. Part tiled walls.

OUTSIDE

This property is pavement fronted and an enclosed courtyard to the rear.

TENURE

Leasehold.

COUNCIL TAX

Wigan Borough Council Band A

VIEWING

By appointment with the agents overleaf.

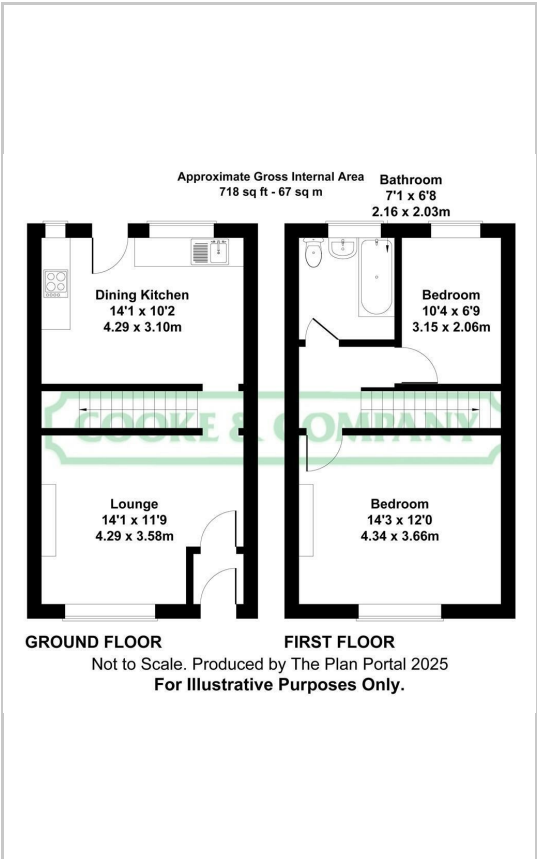
PLEASE NOTE

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.

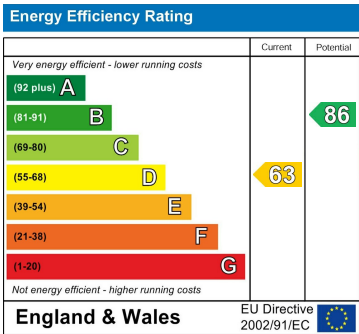
Area Map



Floor Plans



Energy Efficiency Graph



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.