

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



**Oxford Street, Leigh**

**Asking Price £110,000**



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





In further the accommodation comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE 14'0 (max) x 13'1 (max) (4.27m'0.00m (max) x 3.96m'0.30m (max) )

Fireplace. TV Point. Radiator

DINING KITCHEN 14'0 (max) x 9'7 (max) (4.27m'0.00m (max) x 2.74m'2.13m (max) )

Fitted kitchen with base and wall cupboards. Oven, Hob and extractor hood. Inset sink and mixer tap. Part tiled walls. Plumbing for washing machine. Door to rear courtyard.

FIRST FLOOR

LANDING

BEDROOM 13'2 (max) x 12'0 (max) (3.96m'0.61m (max) x 3.66m'0.00m (max))

Radiator

BEDROOM 12'6 (max) x 6'8 (max) (3.66m'1.83m (max) x 1.83m'2.44m (max))

Radiator

BATHROOM 6'8 (max) x 6'6 (max) (2.03m (max) x 1.98m (max) )

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator. Tiled Walls.

OUTSIDE

Pavement fronted and also the property has an enclosed rear courtyard.

TENURE

Leasehold

COUNCIL TAX BAND

Wigan Council Tax Band A

VIEWING

By appointment with the agents as overleaf

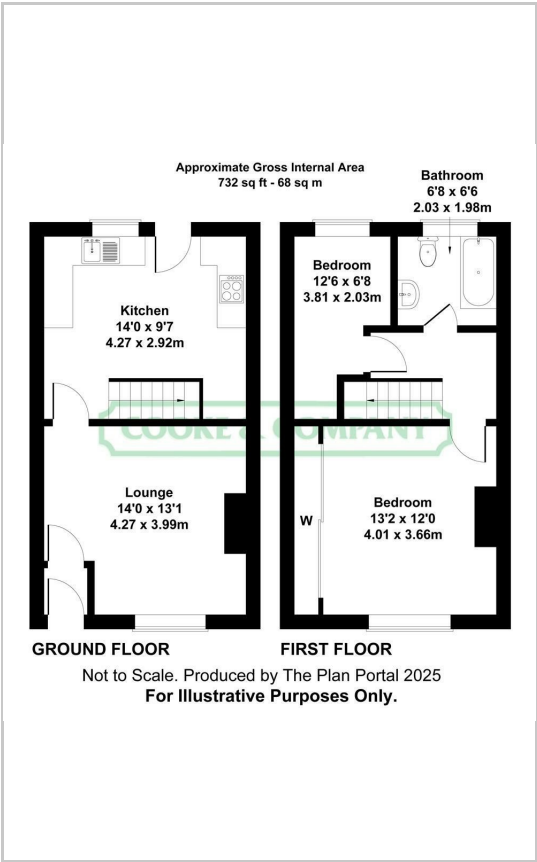
PLEASE NOTE

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.

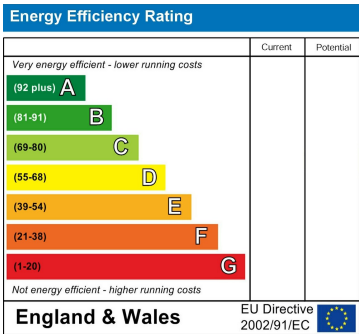
Area Map



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.