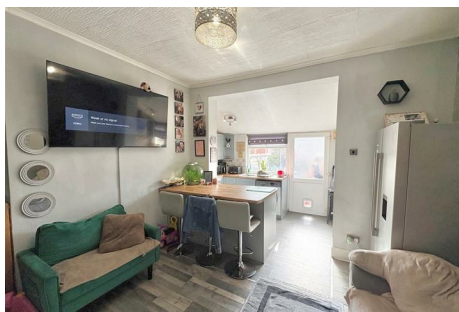


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bold Street, Leigh

Situated in an established and highly regarded location with excellent access to the town centre and a short walk to the V1 Guided Busway for commuter routes is this garden fronted mid terrace property with two bedrooms and a loft room offering well proportioned accommodation and not overlooked from the rear

Asking Price £150,000

83 Bold Street

Leigh, WN7 1EZ



- SITUATED IN AN EXCELLENT LOCATION
- NO CHAIN

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

14'2 (max) x 12'2 (max) (4.27m'0.61m (max) x 3.66m'0.61m (max))
Feature fire and surround. TV Point.
Radiator.

DINING ROOM/KITCHEN:

17'0 (max) x 14'2 (max) (5.18m'0.00m (max) x 4.27m'0.61m (max))
Fitted with base units and wall cupboards.
Inset sink with mixer tap. Plumbing for washing machine. TV point. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM

14'2 (max) x 12'3 (max) (4.27m'0.61m (max) x 3.66m'0.91m (max))
Radiator.

BEDROOM

11'11 (max) x 6'11 (max) (3.35m'3.35m (max) x 1.83m'3.35m (max))
Radiator.

BATHROOM

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

SECOND FLOOR:

LOFT ROOM

15'0 (max) x 14'2 (max) (4.57m'0.00m (max) x 4.27m'0.61m (max))
TV point, Velux window.

OUTSIDE:

The property is garden fronted with an

enclosed private area to the rear laid with artificial grass and is not overlooked.

TENURE

Leasehold

COUNCIL TAX

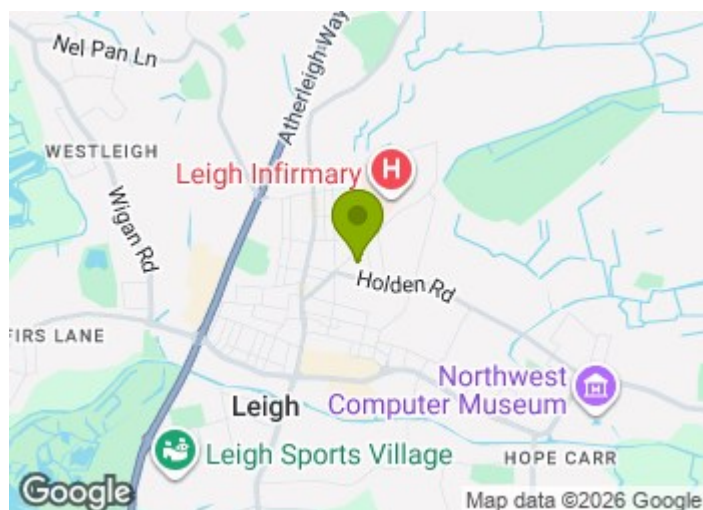
Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

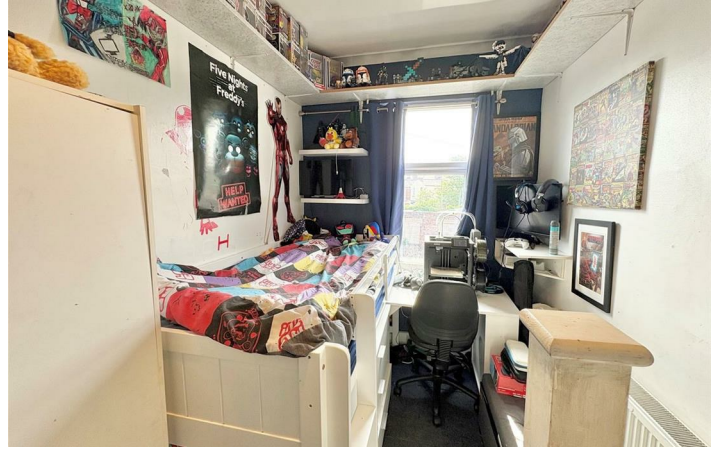
PLEASE NOTE

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.



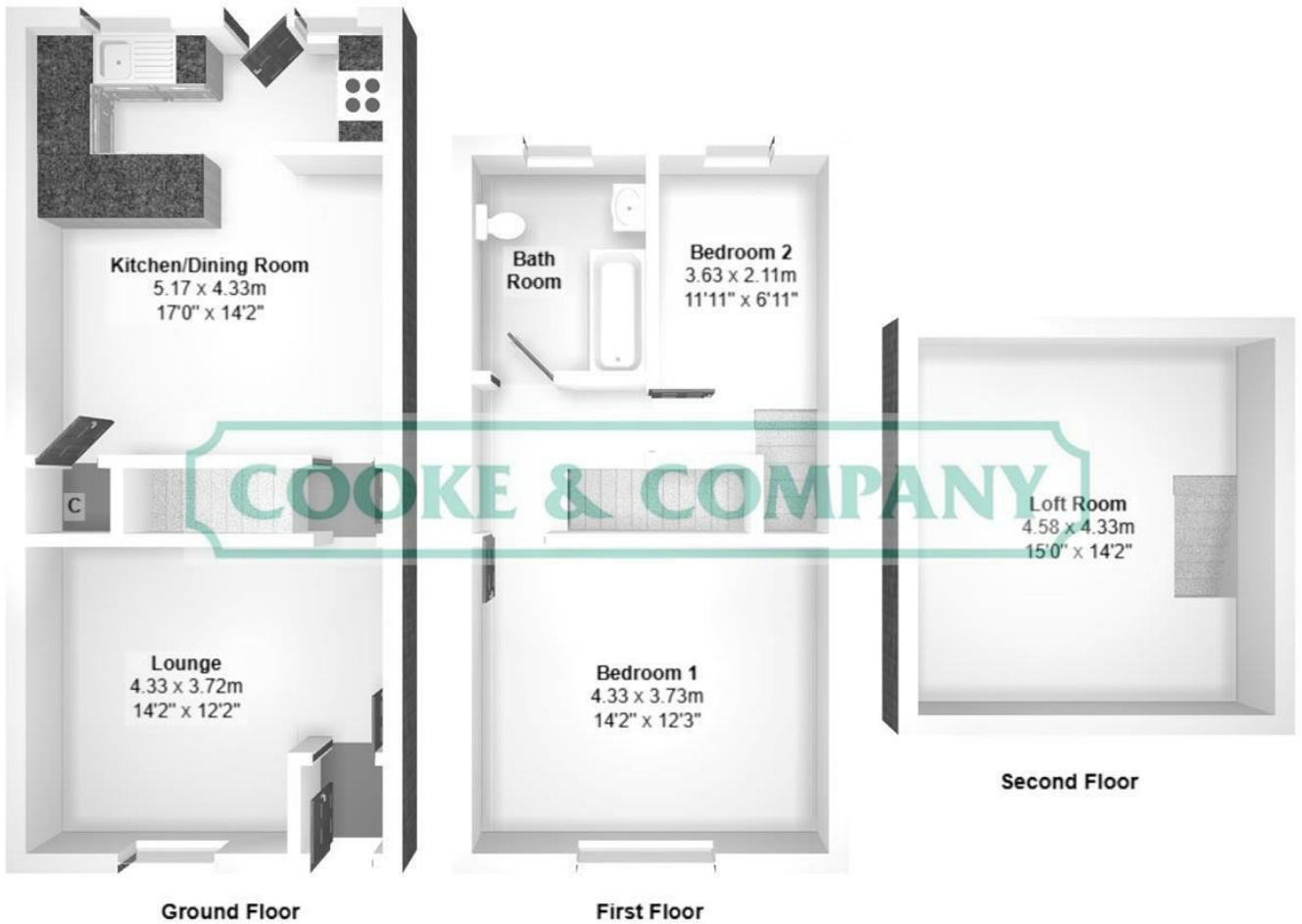
Directions

WN7 1EZ



Floor Plan

83 Bold Street, Leigh



Total Area: 99.9 m² ... 1075 ft²

All measurements are approximate and for display 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 firm's 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		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	