

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



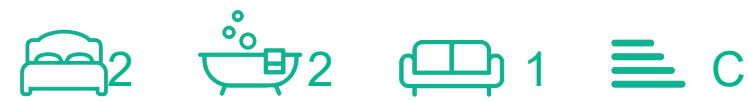
Lilford Street, Leigh

Situated in a very popular, quiet and well established location with excellent access to the town centre, Leigh Sports Village, and pleasant walks alongside the canal, is this spacious two bedroom, garden fronted mews style home with a bright open aspect and an enclosed courtyard garden to the rear freshly decorated throughout and all new carpets. Offering excellent first time accommodation.

Asking Price £129,950

18 Lilford Street

Leigh, WN7 4JN



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

lounge 14'1 (max) x 14'2 (max) (lounge 4.27m'0.30m (max) x 4.27m'0.61m (max))
Tv point. Radiator.

KITCHEN

10'3 (max) x 9'7 (max) (3.05m'0.91m (max) x 2.74m'2.13m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls.

CLOAKROOM

7'4 (max) x 4'1 (max) (2.13m'1.22m (max) x 1.22m'0.30m (max))
Housing boiler. Wash hand basin. Low level WC. Radiator.

FIRST FLOOR:

LANDING

BEDROOM

14'3 (max) x 11'6 (max) (4.27m'0.91m (max) x 3.35m'1.83m (max))
Radiator.

BEDROOM

10'5 (max) x 7'0 (max) Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Part tiled walls.

OUTSIDE:

The property is garden fronted with enclosed courtyard style garden to the rear.

TENURE

Leasehold.

VIEWING

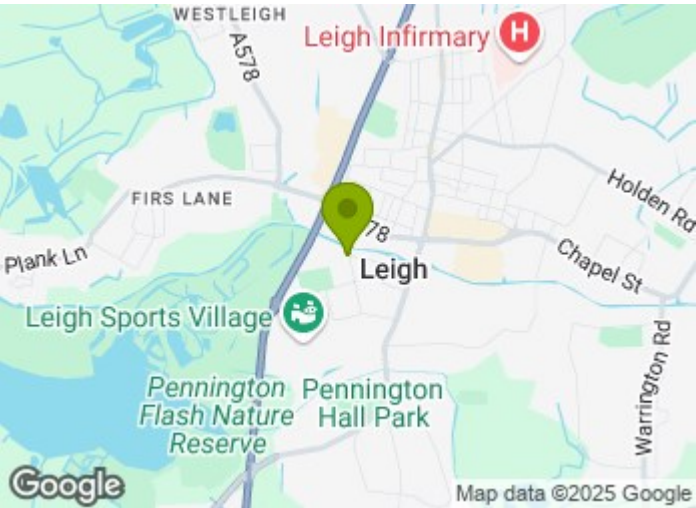
By appointment with the agents as overleaf.

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.

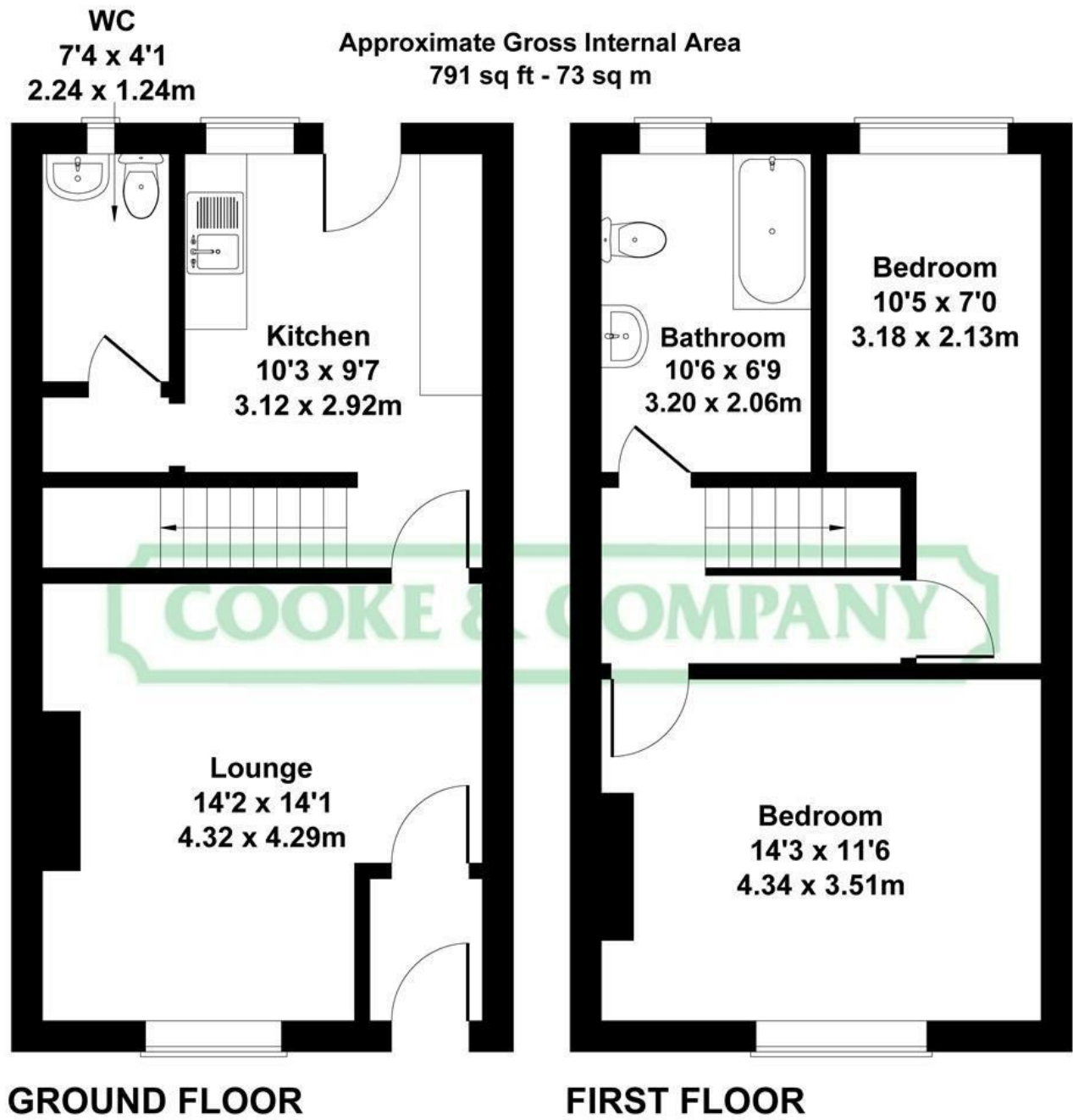


Directions

Sat Nav Ref: WN7 4JN



Floor Plan



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.

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		87
(81-91) B		
(69-80) C	71	
(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	