COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Bold Street, Leigh

Asking Price £110,000

2 1 2 C

Situated in a well established location with
excellent access to the town centre is this
garden fronted mid terrace property with two bedrooms offering
well proportioned accommodation over two floors
and private enclosed area to the rear

In need of updating

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE 11’6 (max) x 11’3 (max) (3.35m’1.83m (max) x 3.35m’0.91m (max))
Fireplace and Surround. TV Point.

DINING ROOM 14’8 (max) x 13’4 (max) (4.27m’2.44m (max) x 3.96m’1.22m (max))
Fire surround.

KITCHEN 14’9 (max) 4’6 (max) (4.27m’2.74m (max) 1.22m’1.83m (max))
Fitted with base units and wall cupboards. Plumbing for washing machine. Inset sink. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM 13’2 (max) x 11’1 (max) (3.96m’0.61m (max) x 3.35m’0.30m (max))

BEDROOM 16’1 (max) x 7’1 (max) (4.88m’0.30m (max) x 2.13m’0.30m (max))

BATHROOM
Panelled bath. Wash hand basin. Low level WC.

OUTSIDE:
The property is garden fronted with an enclosed private area to the rear.

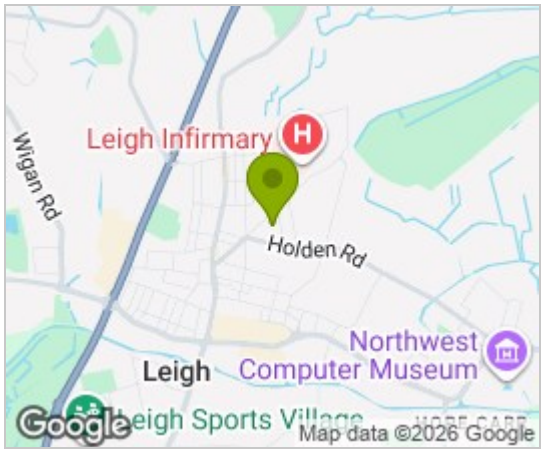
TENURE
Leasehold

COUNCIL TAX BAND
Council Tax Band A

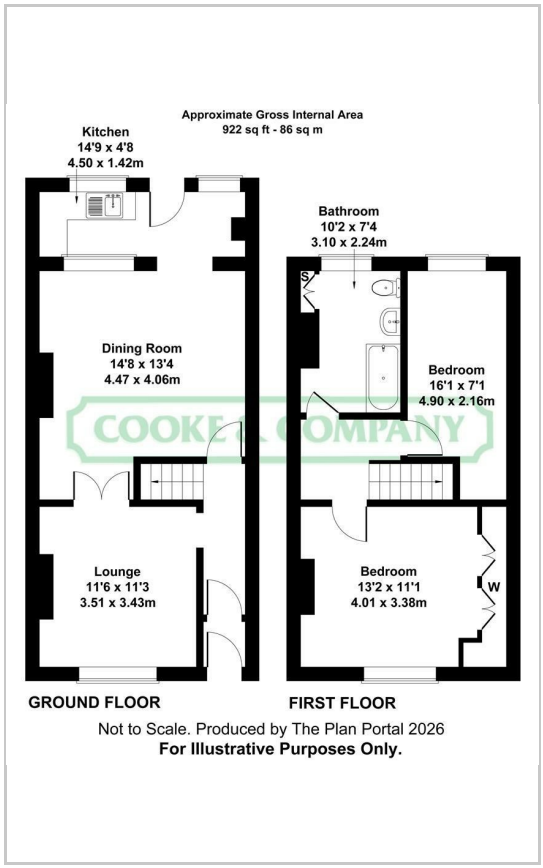
VIEWING
By appointment with the agents as overleaf.

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.

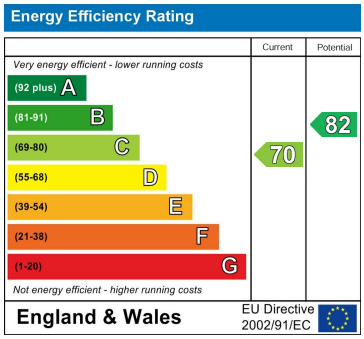
Area Map



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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk