

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Gordon Street, Leigh

Situated in a very popular and well established area with excellent access to the town centre and Retail Park is this two bedroom pavement fronted end terrace property offering excellent living accommodation over two floors to include enclosed courtyard to the rear

(IDEAL FOR A FIRST TIME BUYER)

**Asking Price £119,950**

# 31 Gordon Street

Leigh, WN7 1RW



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

15'3 (max) x 13'2 (max) (4.57m'0.91m (max) x 3.96m'0.61m (max) )  
TV point. Radiator. Laminate flooring.

### KITCHEN/DINING ROOM

15'2 (max) x 9'5 (max) (4.57m'0.61m (max) x 2.74m'1.52m (max) )  
Fully fitted kitchen with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Hob. Extractor. French doors to rear.

## FIRST FLOOR:

### LANDING

Radiator

### BEDROOM

15'4 (max) x 10'6 (max) (4.57m'1.22m (max) x 3.05m'1.83m (max))  
Radiator.

### BEDROOM

10'2 (max) x 7'3 (max). (3.05m'0.61m (max) x 2.13m'0.91m (max).)  
Radiator.

### BATHROOM

10'1 (max) x 7'5 (max). (3.05m'0.30m (max) x 2.13m'1.52m (max). )  
Panelled bath. Low level WC, Wash basin

### OUTSIDE:

The property is a pavement fronted end terrace property with an enclosed courtyard style area to the rear.

### TENURE

Leasehold

### VIEWING

By appointment with the agents as overleaf.

### COUNCIL TAX

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

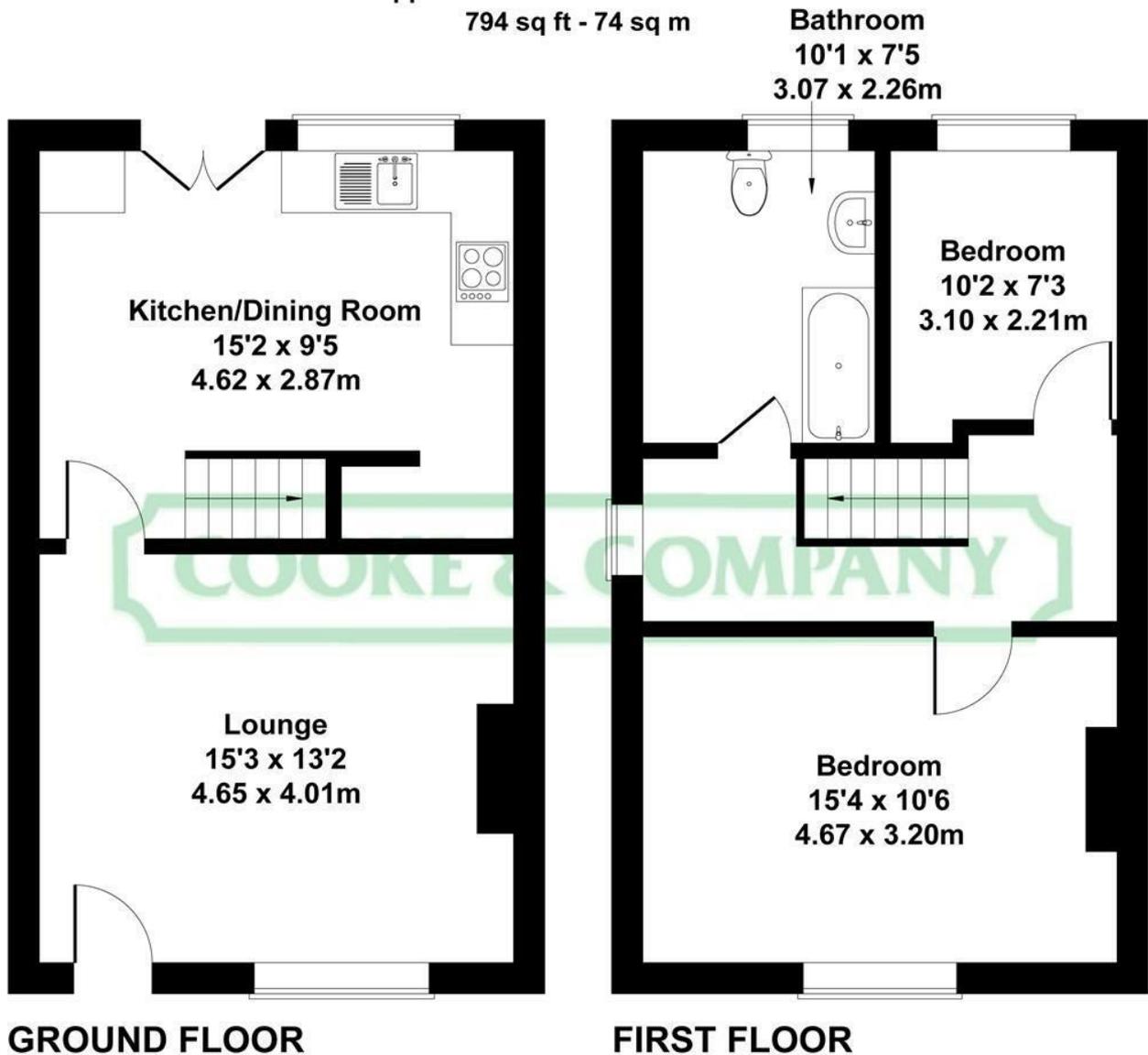
WN7 1RW



## Floor Plan

Approximate Gross Internal Area

794 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	