



## Schofield Street, Leigh

Situated in the a very popular location and with lovely views to the front over Christ Church Pennington and Gardens within a short walk to the Town Centre and access to public transport routes is this pavement fronted mid terraced property with two bedrooms offering an excellent first home

**Asking Price £169,950**

# 17 Schofield Street

Leigh, WN7 4HT



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

16'5 (max) x 11'8 (max). (4.88m'1.52m (max) x 3.35m'2.44m (max). )  
Radiator. TV point. Wooden flooring.

### DINING ROOM

12'8 (max) x 12'4 (max). (3.66m'2.44m (max) x 3.66m'1.22m (max). )  
Fire surround and fire. Radiator.

### KITCHEN

8'6 (max) x 5'8 (max) (2.44m'1.83m (max) x 1.52m'2.44m (max) )  
Fully fitted with base units and wall cupboards. Inset sink. Built in oven. Gas hob. Extractor hood. Integrated fridge freezer. Door to outside.

### FIRST FLOOR:

## LANDING

### BEDROOM

15'5 (max) x 10'5 (max) (4.57m'1.52m (max) x 3.05m'1.52m (max) )  
Radiator.

### BEDROOM

12'6 (max) x 10'5 (max) (3.66m'1.83m (max) x 3.05m'1.52m (max) )  
Radiator.

### BATHROOM

8'7 (max) x 6'0 (max) (2.44m'2.13m (max) x 1.83m'0.00m (max) )  
Panelled bath with shower fitment.

### OUTSIDE

The property is pavement fronted with an enclosed area to the rear with decking patio area.

## TENURE

Leasehold

## COUNCIL TAX

Wigan Council Tax Band A.

## VIEWING

By appointment with the agents as overleaf.

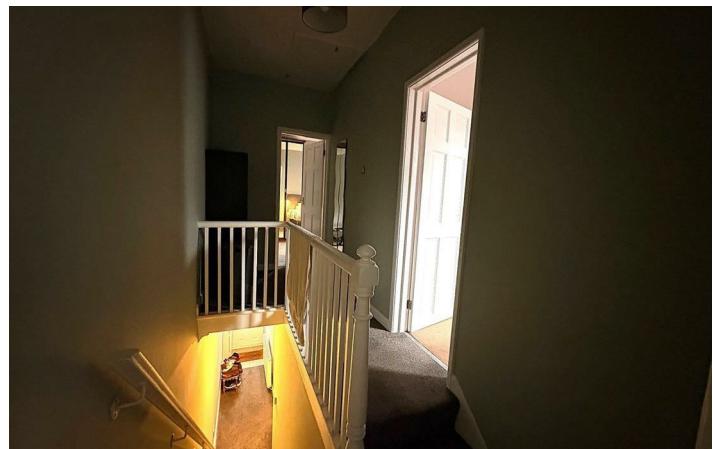
## PLEASE NOTE

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.



## Directions

WN7 4HT



## Floor Plan



**TOTAL: 92.8 m<sup>2</sup> (998 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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](mailto: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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	