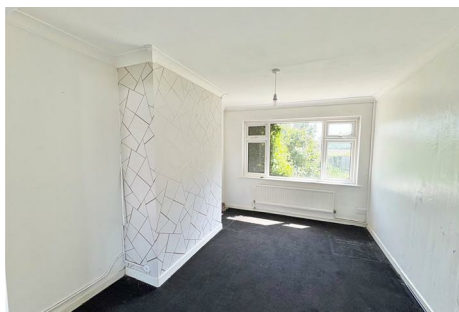


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Mersey Street, Leigh

Situated in a very popular location is this well proportioned three-bedroom semi detached family home offering good sized accommodation throughout to include gardens to the front and rear

**Asking Price £150,000**

# 37 Mersey Street

Leigh, WN7 4RG



- SITUATED IN A VERY POPULAR LOCATION

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

### LOUNGE

13'9 (max) x 10'3 (max) (3.96m'2.74m (max) x 3.05m'0.91m (max))

Fire surround and gas fire. Radiator.

### DINING ROOM

12'11 (max) x 9'9 (max) (3.66m'3.35m (max) x 2.74m'2.74m (max))

Radiator.

### KITCHEN

12'4 (max) x 10'0 (max) (3.66m'1.22m (max) x 3.05m'0.00m (max))

Fully fitted with wall and base cupboards. Sink unit. Plumbing for wash machine. Extractor. Door to rear of property.

## FIRST FLOOR:

### LANDING

### BEDROOM

12'6 (max) x 11'5 (max) (3.66m'1.83m (max) x 3.35m'1.52m (max))

Radiator.

### BEDROOM

12'3 (max) x 11'1 (max) r (3.66m'0.91m (max) x 3.35m'0.30m (max) r)

Radiator.

### BEDROOM.

8'6 (max) x 7'7 (max) (2.44m'1.83m (max) x 2.13m'2.13m (max))

Radiator.

### BATHROOM

7'6 (max) x 7'5 (max) (2.13m'1.83m (max) x 2.13m'1.52m (max))

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

## OUTSIDE:

### PARKING

The property is approached over an entrance

driveway which provides off road parking to the front.

## GARDENS

To the front and rear. mainly laid to lawn

## TENURE

Freehold

## 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.

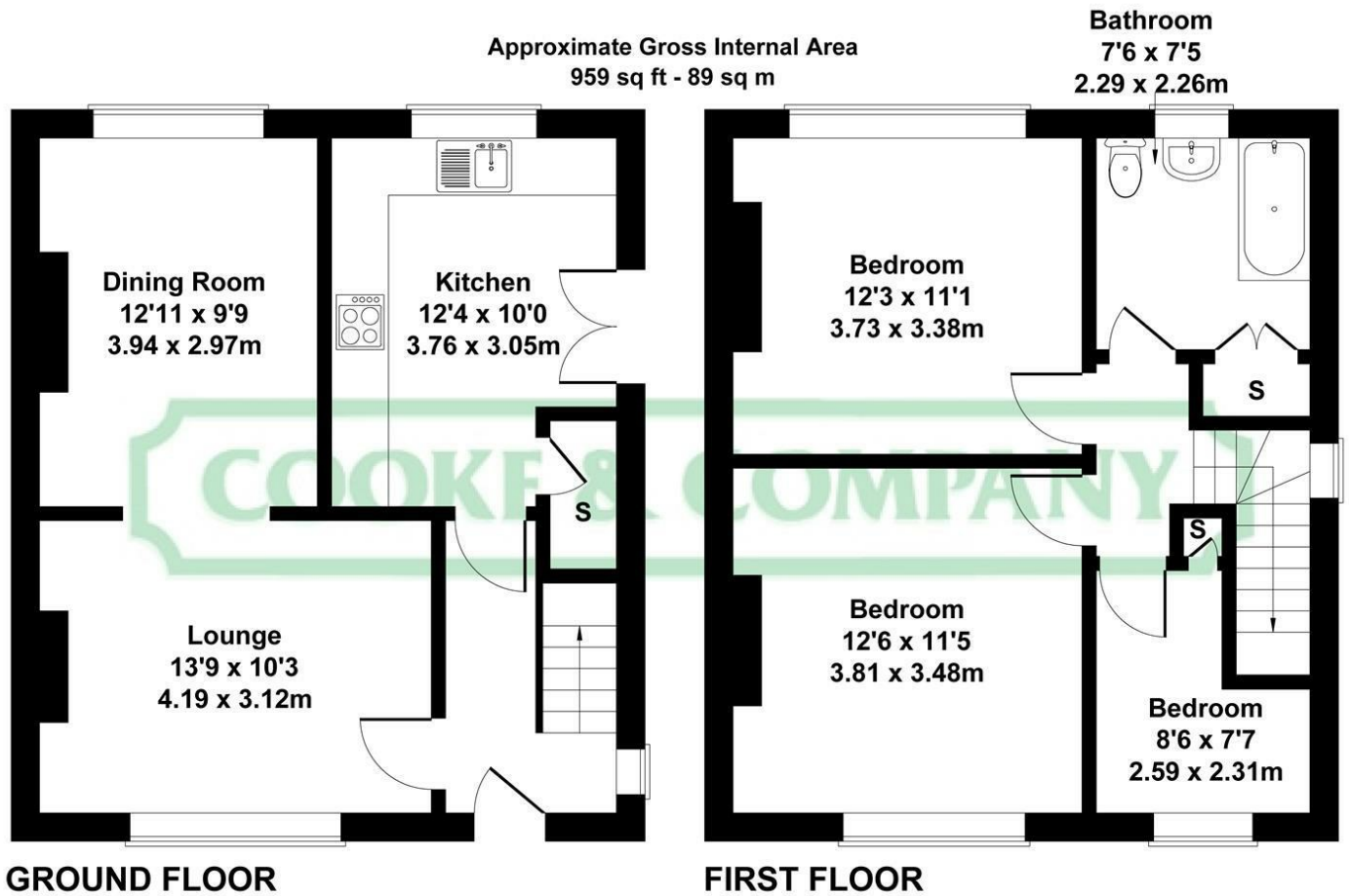


## Directions

WN7 4RG



# Floor Plan



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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