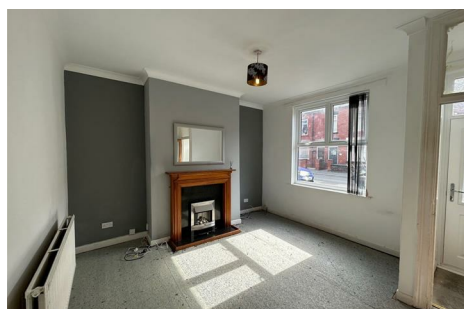


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Fairhurst Street, Leigh

Situated in a very popular residential area is this well proportioned two bedroom garden fronted mid terrace property offering spacious living accommodation over two floors with enclosed area to the rear

**Asking Price £110,000**

# 39 Fairhurst Street

Leigh, WN7 4EE



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE

### LOUNGE

14'1 (max) x 13'10 (max)  
(4.27m'0.30m (max) x 3.96m'3.05m (max))

Feature Fireplace. TV point.  
Radiator.

### DINING KITCHEN

10'7 (max) x 12'5 (max) (3.05m'2.13m (max) x 3.66m'1.52m (max) )  
Fitted with wall and base cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Door leading to Utility room.

### UTILITY ROOM

7'4 (max) x 6'9 (max) (2.13m'1.22m (max) x 1.83m'2.74m (max))  
Plumbing for washing machine. Door leading to outside area.

## FIRST FLOOR:

### LANDING

### BEDROOM

14'4 (max) x 10'5 (max) (4.27m'1.22m (max) x 3.05m'1.52m (max) )  
Radiator.

### BEDROOM

16'5 (max) x 6'9 (max) (4.88m'1.52m (max) x 1.83m'2.74m (max) )  
Radiator.

### WET ROOM

10'7(max) x 6'9 (max)  
(3.05m'2.13m(max) x 1.83m'2.74m (max) )

Overhead shower with easy access.  
Pedestal wash hand basin. Low level WC.

## OUTSIDE:

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

## TENURE

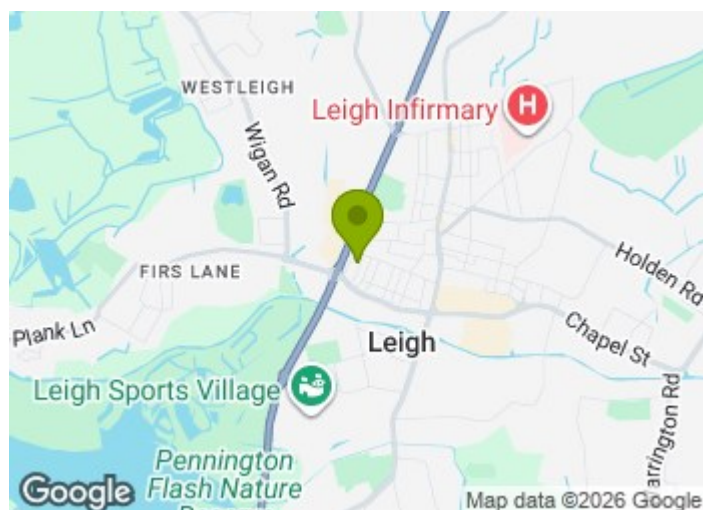
Leasehold.

## VIEWING

By appointment with the agent as overleaf.

## COUNCIL TAX BAND

Wigan Borough Council BAND A



## Directions

Sat Nav Ref: WN7 4EE





## Floor Plan

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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