

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Glebe Street, Leigh

Situated in an established location is this pavement fronted mid terrace property with two bedrooms offering an ideal first home or an investment opportunity and within easy access to the Town Centre and local schools

(CURRENTLY USED AS ROOMS TO LET)

Asking Price £109,950

GROUND FLOOR :

ENTRANCE HALLWAY

LOUNGE 12'0 (max) x 10'4 (max) (3.66m (max) x 3.15m (max))

DINING KITCHEN 13'9 (max) x 9'6 (max) (4.19m (max) x 2.90m (max))

Fitted with base units. Sink unit. Oven, hob and extractor hood. Plumbing for washing machine. Door to outside.

FIRST FLOOR :

LANDING

BEDROOM 13'9 (max) x 12'1 (max) (4.19m (max) x 3.68m (max))

Radiator.

BEDROOM 12'7 (max) x 7'1 (max) (3.84m (max) x 2.16m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Mostly tiled walls.

OUTSIDE :

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

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

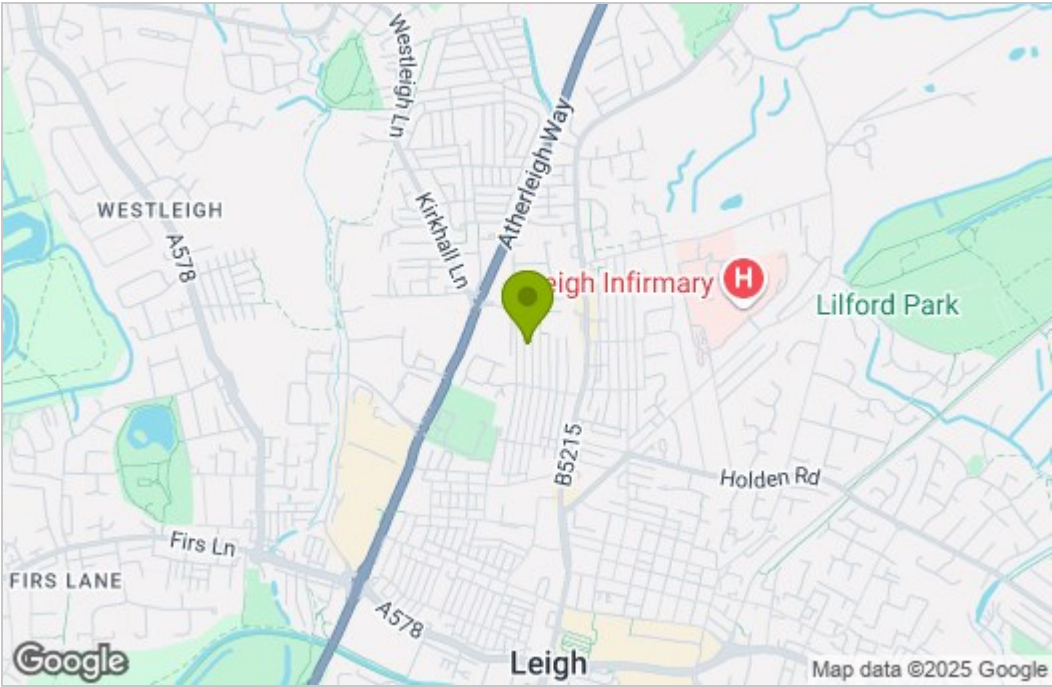
Wigan Council Tax Band A.

SERVICES (NOT TESTED)

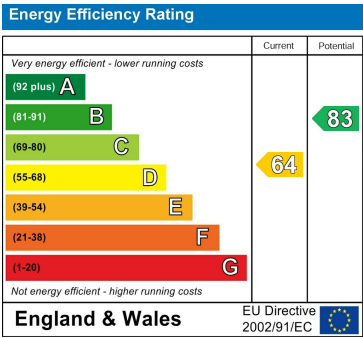
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Floor Plan

Area Map



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.