

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Austin Street, Leigh

Situated in a well established residential location is this two bedroom pavement fronted mid terrace property offering ideal investment or first time accommodation to include good sized enclosed rear all within good access to the retail parks

**Asking Price £119,950**

# 4 Austin Street

Leigh, WN7 4SF



In further the accommodation comprises:-

### GROUND FLOOR:

#### ENTRANCE

#### LOUNGE

13'9 (max) x 13'6 (max) ( 3.96m'2.74m (max) x 3.96m'1.83m (max))  
Wooden flooring. Radiator.

#### DINING KITCHEN

13'9 (max) x 9'6 (max) (3.96m'2.74m (max) x 2.74m'1.83m (max) )  
Fitted with wall and base cupboards.  
Sink unit with mixer taps. Plumbing for washing machine. Oven hob and extractor fan. Door to outside. Radiator.

### FIRST FLOOR:

#### LANDING

#### BEDROOM

11'0 (max) x 13'9 (max) ( 3.35m'0.00m (max) x 3.96m'2.74m (max) )  
Radiator.

#### BEDROOM

15'7 (max) x 6'8 (max) ( 4.57m'2.13m (max) x 1.83m'2.44m (max) )  
Radiator.

#### BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Wooden flooring. Part tiled walls. Radiator.

#### OUTSIDE:

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

#### TENURE

Leasehold

#### VIEWING

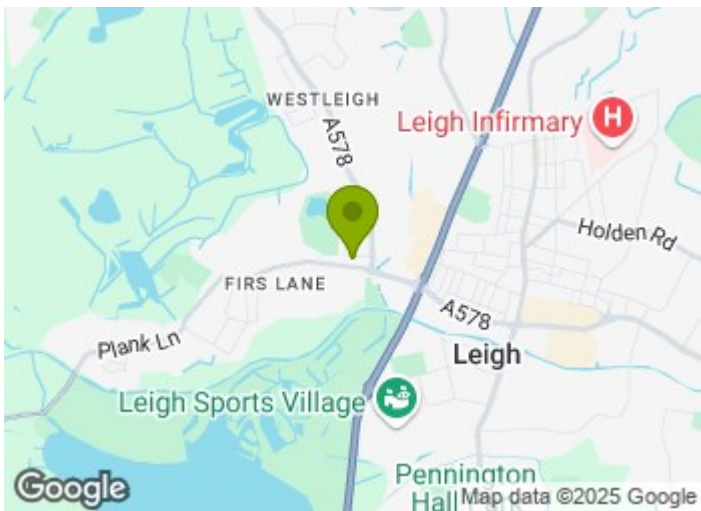
By appointment with the agents as overleaf.

#### COUNCIL TAX BAND

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#### 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

Sat Nav Ref: Wn7 4SF







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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