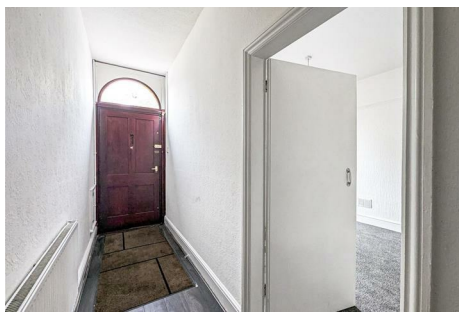


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bedford Square, Leigh

In further detail the property includes:- On the ground floor: Entrance hallway, lounge, dining room and kitchen with pantry/utility. Whilst on the first floor there are two bedrooms and bathroom/WC.

The property is pavement fronted with a private enclosed garden area to the rear with gated access.

Asking Price £135,000

95 Bedford Square

Leigh, WN7 2AA



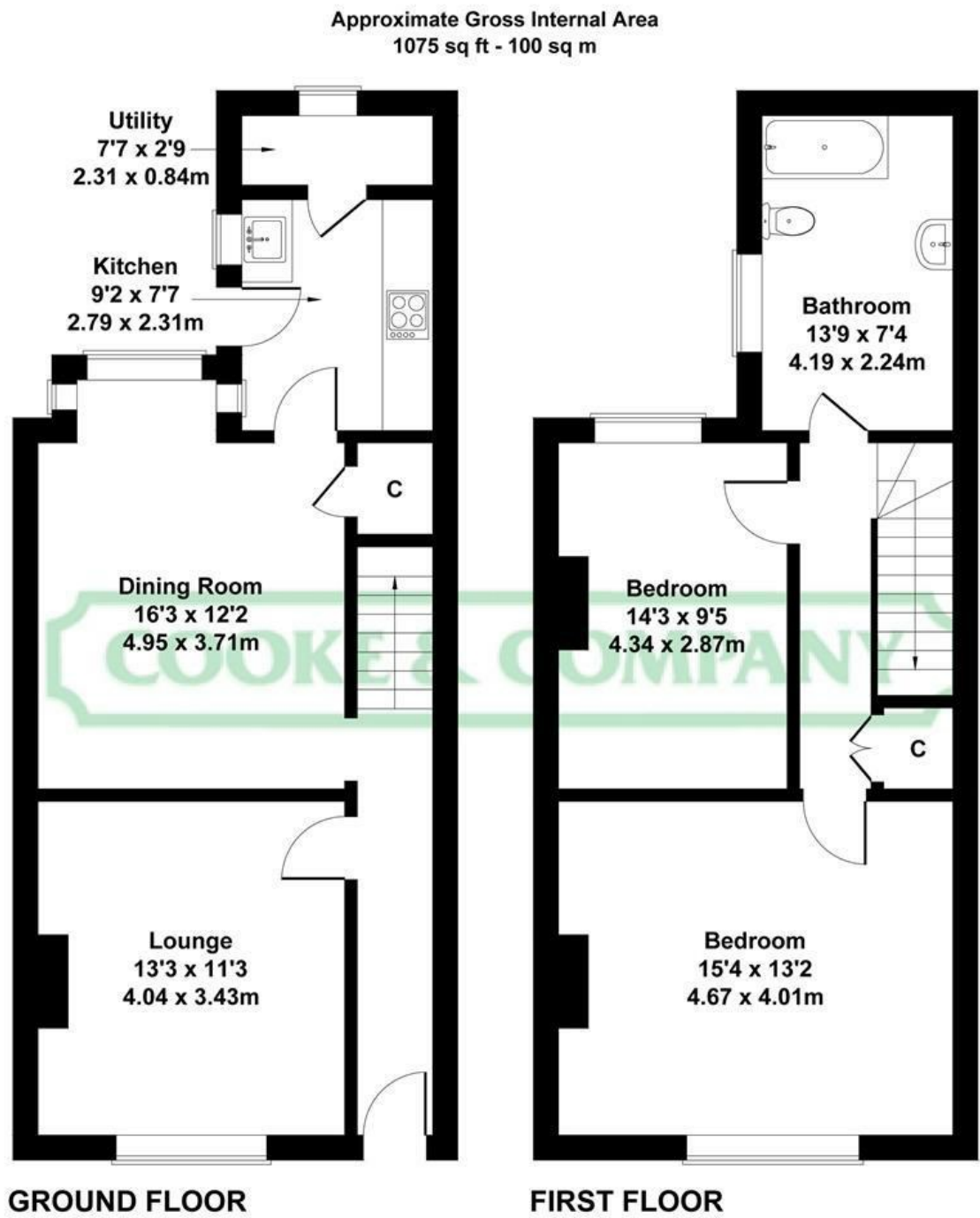
In further the accommodation comprises			LANDING Built in store cupboard.	COUNCIL AND TAX BAND Wigan Council Tax Band A.
:				
GROUND FLOOR:			BEDROOM 15'4 (max) x 13'2 (max) Radiator. Period cast iron fireplace.	VIEWING By appointment with the agents as overleaf.
ENTRANCE HALLWAY Radiator.			BEDROOM 14'3 (max) x 9'5 (max) Radiator.	
LOUNGE 13'3 (max) x 11'3 (max). Radiator.			Period cast iron fireplace.	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.
DINING ROOM/REAR SITTING ROOM 16'3 (max) x 12'2 (max) Radiator. Under stairs store cupboard.			BATHROOM Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level Wc. Radiator. Built in cupboard with Gas Central Heating Boiler.	
KITCHEN 9'2 (max) x 7'7 (max) Fitted with base units and wall cupboards. Inset sink. Oven, hob and extractor hood. Door to outside.			OUTSIDE: The property is garden fronted on a lovely row with ornamental railings and to the rear there is a private enclosed garden area with gated access.	
PANTRY/UTILITY 7'7 (max) x 2'9 (max) Plumbing for washing machine.			TENURE Leasehold. Residue of 999 year Lease.	
FIRST FLOOR:				



Directions
Sat Nav Ref: WN7 2AA



Floor Plan



Not to Scale. Produced by The Plan Portal 2024
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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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	61	78
EU Directive 2002/91/EC		