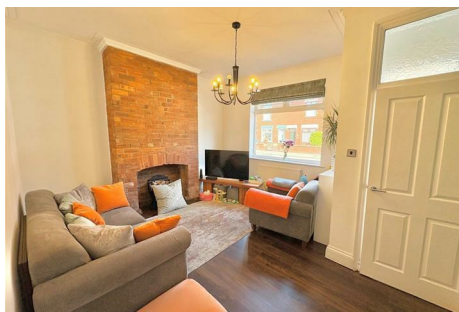


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Bold Street, Leigh

Situated in a very popular location with excellent access to the town centre and local schools and amenities is this very attractive garden fronted mid terrace property with two bedrooms plus further loft conversion offering well proportioned and presented accommodation with private paved area to the rear

VIEWING HIGHLY RECOMMENDED  
IDEAL HOME FOR A FIRST TIME BUYER

**Asking Price £155,000**

# 93 Bold Street

Leigh, WN7 1EZ



• VIEWING HIGHLY RECOMMENDED

• IDEAL HOME FOR A FIRST TIME BUYER

In further detail the property includes: On the ground floor: Entrance vestibule, lounge and dining kitchen. Whilst on the first floor there are two bedrooms and family bathroom/WC. The property has the benefit of a loft conversion. The property has gas central heating and benefits from double glazing.

## GROUND FLOOR:

### ENTRANCE VESTIBULE

### LOUNGE

14'4 (max) x 12'2 (max) (4.37m (max) x 3.71m (max) )

Attractive brick fireplace.. TV Point. Laminate flooring. Radiator.

### DINING KITCHEN

14'0 (max) x 12'1 (max) (4.27m (max) x 3.68m (max) )

Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Integrated oven. Hob. Extractor hood. Plumbing for washing machine. Breakfast bar with seating arrangement. Store. Door to outside.

## FIRST FLOOR:

### LANDING

### BEDROOM

14'2 (max) x 9'0 (max) (4.32m (max) x 2.74m )

TV point. Modern radiator.

### BEDROOM

15'3 (max) x 6'9 (max) (4.65m (max) x 2.06m (max) )

Modern radiator.

### BATHROOM

9'2 (max) x 6'8 (max) (2.79m (max) x 2.03m (max) )

Enclosed shower cubicle. Roll top bath. Built in vanity wash basin with storage. Low level WC. Heated towel rail. Fully tiled.

## SECOND FLOOR:

### LOFT ROOM

13'6 (max) x 13'5 (max) (4.11m (max) x 4.09m (max) )

2 x Velux windows.

## OUTSIDE:

The property is garden fronted with a large enclosed private area to the rear with raised decking.

## TENURE

Leasehold

## COUNCIL TAX

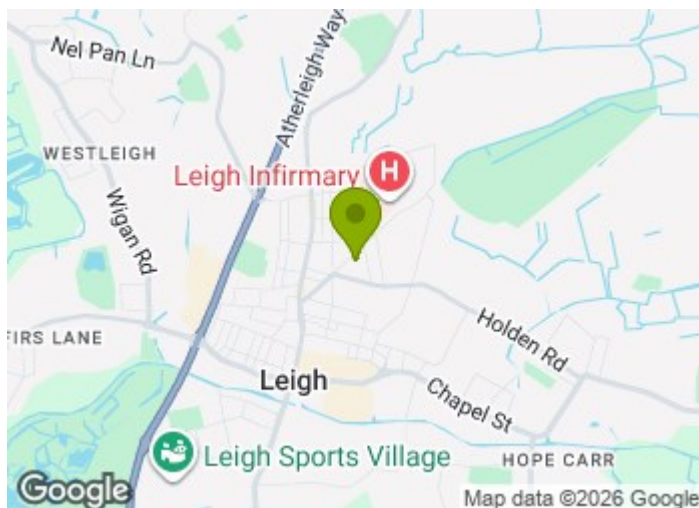
Council Tax Band A

## VIEWING

By appointment with the agents as overleaf.

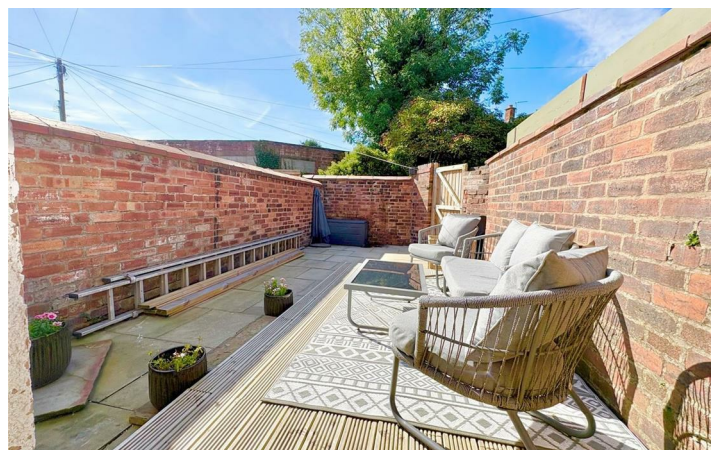
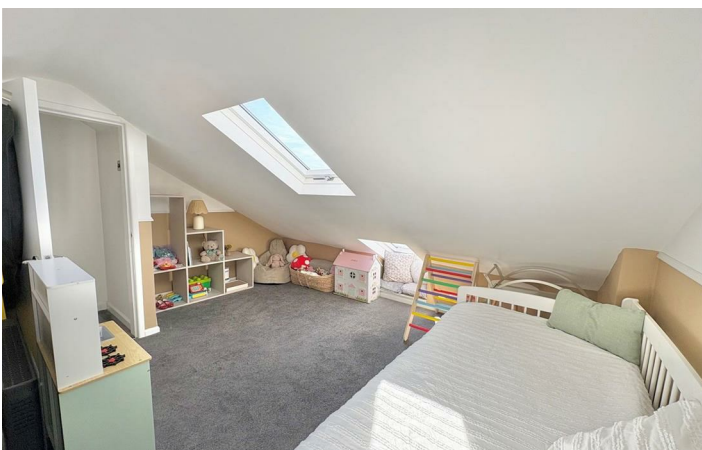
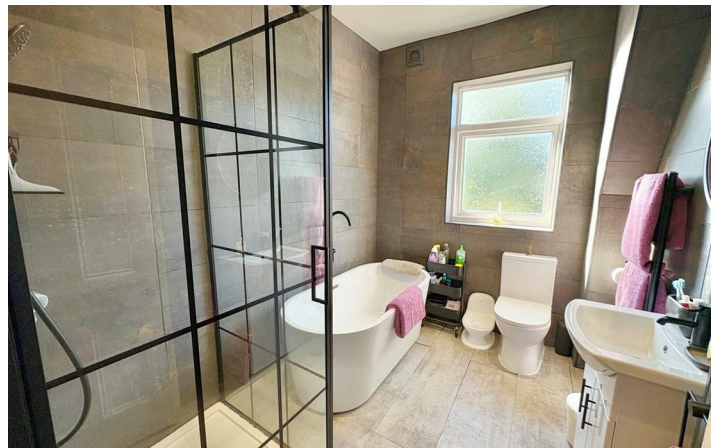
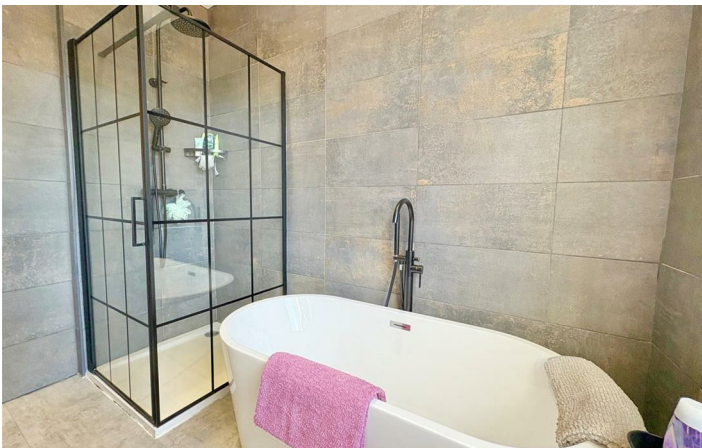
## PLEASE NOTE

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.

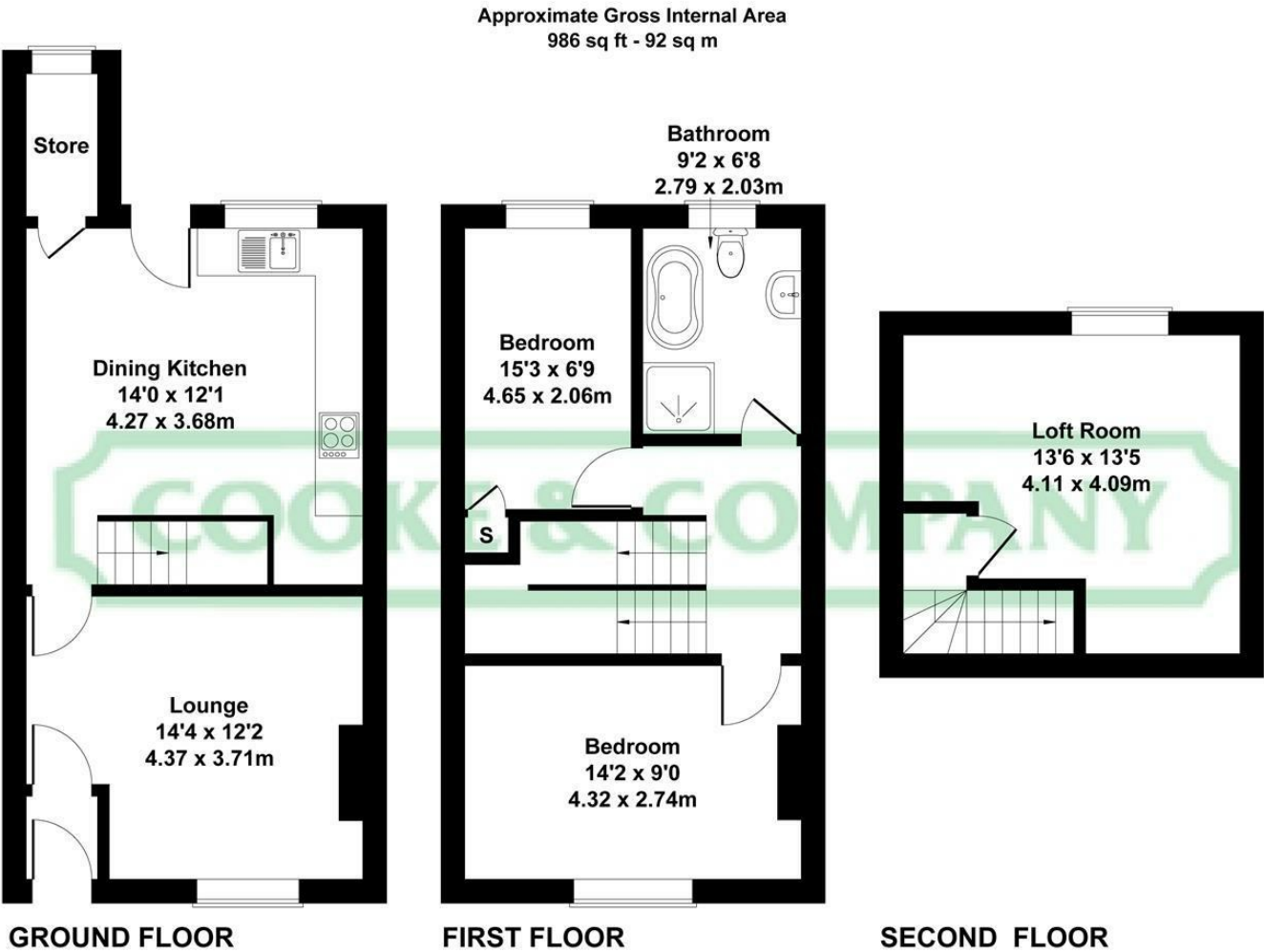


## Directions

WN7 1EZ



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 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) <b>A</b>                          | <b>62</b> | <b>82</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |