

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pilling Street, Leigh

Situated in a highly regarded residential location with excellent access to the town centre, Leigh Sports Village and Parsonage Retail Park is this spacious three-bedroom garden fronted end mews property offering excellent accommodation over two floors with gardens to the front, side and rear.

Asking Price £185,000

55 Pilling Street

Leigh, WN7 4ET



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

13'11 (max) x 11'6 (max). (3.96m'3.35m (max) x 3.35m'1.83m (max).)
Bay window. Electric fire. TV point. Radiator

DINING ROOM

11'5 (max) x 7'7 (max) (3.35m'1.52m (max) x 2.13m'2.13m (max))
Radiator

KITCHEN

11'5 (max) x 6'10 (max) (3.35m'1.52m (max) x 1.83m'3.05m (max))
Fitted with wall and base units. Sink unit. Plumbing for washing machine. Door to rear.

FIRST FLOOR:

LANDING

BEDROOM

12'11 (max) x 8'5 (max). (3.66m'3.35m (max) x 2.44m'1.52m (max).)
Radiator

BEDROOM

12'6 (max) x 8'5 (max). (3.66m'1.83m (max) x 2.44m'1.52m (max).)
Radiator

BEDROOM

7'11 (max) x 6'1 (max) (2.13m'3.35m (max) x 1.83m'0.30m (max))
Radiator

BATHROOM

Panelled bath. Pedestal wash basin. Low level WC. Radiator. Part tiled walls

OUTSIDE:

The property is garden fronted. To the side and rear is a private enclosed garden with established plants and shrubs. There is also a gate providing access to the garden.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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 4ET



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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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	65	81
EU Directive 2002/91/EC		