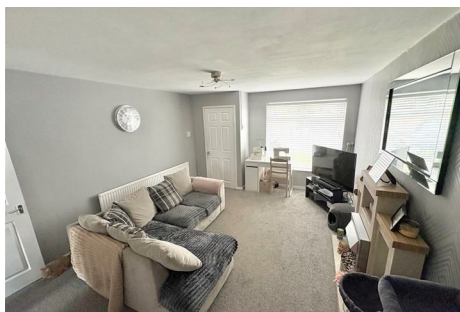


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Siddeley Street, Leigh

Situated in an established residential area with good access to local schools and public transport routes is this well-presented garden fronted mid terrace mews style property with two bedrooms and a spacious courtyard style area to the rear

**Asking Price £144,995**

# 9 Siddeley Street

Leigh, WN7 5AZ



- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE

### LOUNGE

14'9 (max) x 11'9 (max) (4.27m'2.74m (max) x 3.35m'2.74m (max))

Feature fire and surround. TV point. Radiator.

### KITCHEN

11'9 (max) x 8'5 (max) (3.35m'2.74m (max) x 2.44m'1.52m (max))

Fitted with wall cupboards and base units. Sink unit with mixer tap. Plumbing for washing machine. Oven. Gas hob and extractor hood.

### CONSERVATORY:

8'9 (max) x 8'6 (max) (2.44m'2.74m (max) x 2.44m'1.83m (max))

French doors to rear of property

## FIRST FLOOR:

### LANDING:

### BEDROOM

11'7 (max) x 9'11 (max) (3.35m'2.13m (max) x 2.74m'3.35m (max))

Radiator.

### BEDROOM

11'8 (max) x 9'0 (max) (3.35m'2.44m (max) x 2.74m'0.00m (max))

Radiator.

### BATHROOM

8'8 (max) x 4'9 (max) ( 2.44m'2.44m (max) x 1.22m'2.74m (max) )

Panelled bath with overhead shower fitment. Shower screen. Pedestal wash hand basin. Low level WC. Fully tiled walls

### OUTSIDE:

### GARDENS

The property is approached by an entrance pathway with a mainly laid to lawn garden. To the rear is a spacious fully paved and low maintenance courtyard style area.

### GARAGE

Suitable for storage

### TENURE

Leasehold

### COUNCIL AND TAX BAND:

Wigan Council Tax Band A.

### VIEWING

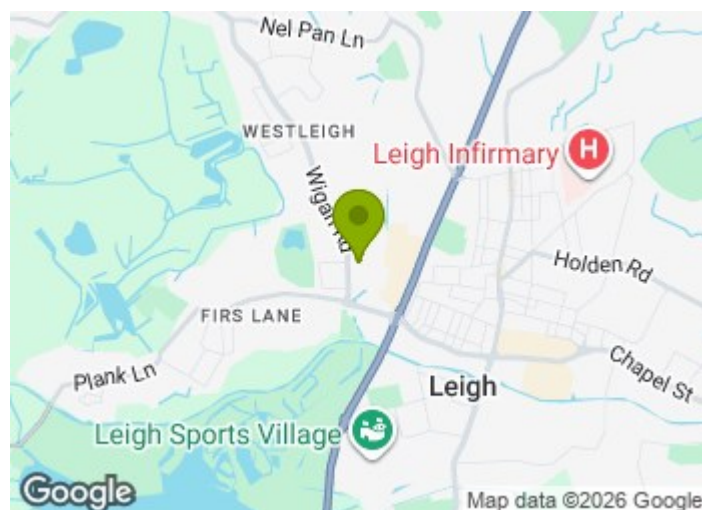
By appointment with the agents as over leaf.

### 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.

### NOTE

In accordance with the Estate Agents Act 1979, Cooke and Company declare that the Vendor of this property is an employee of Cooke and Company Estates Ltd.



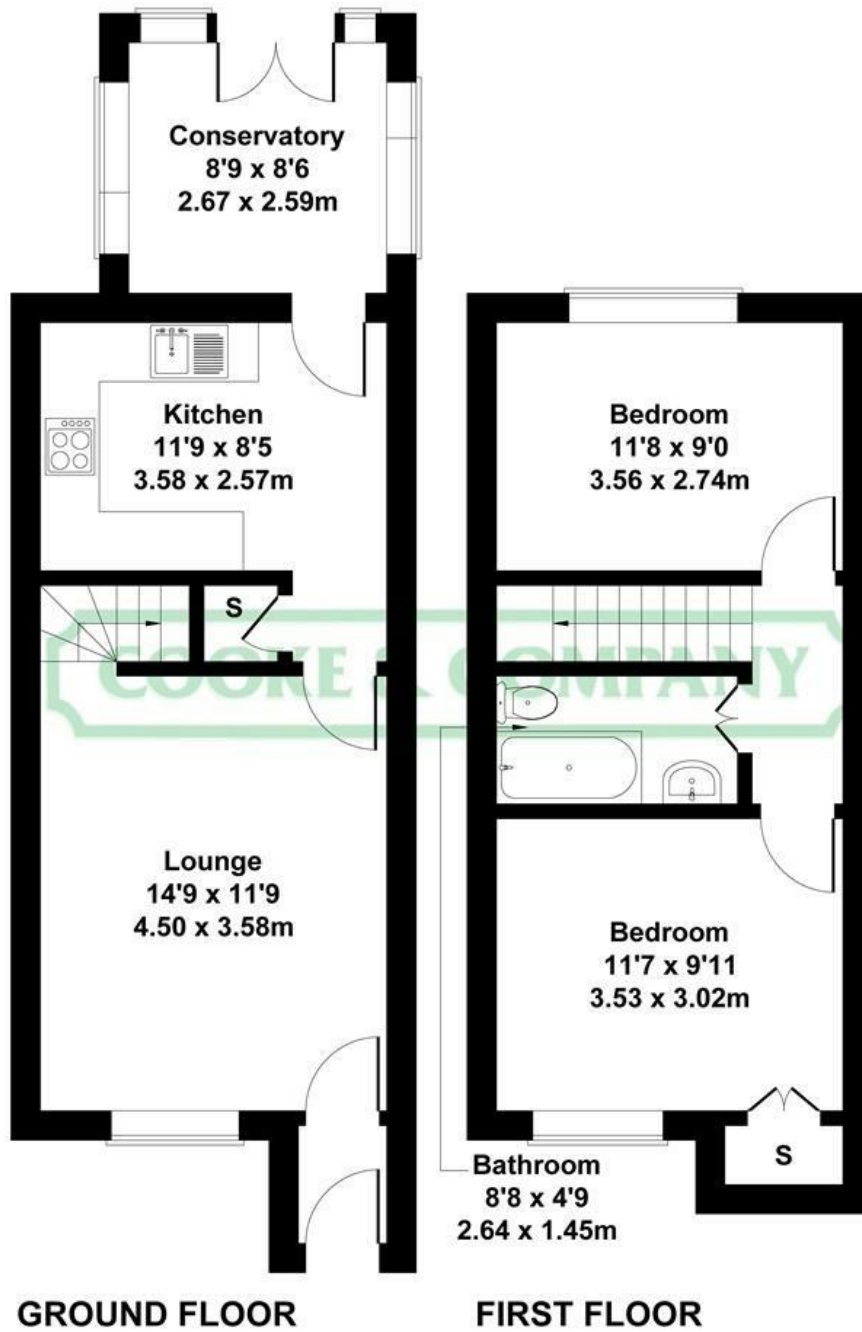
## Directions

WN7 5AZ



# Floor Plan

Approximate Gross Internal Area  
735 sq ft - 68 sq m



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 firm's 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		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	