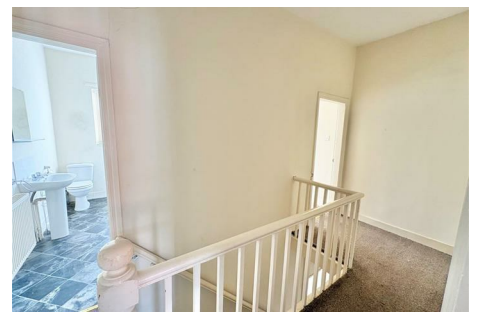


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rothay Street, Leigh

Situated in the very popular location of Bedford and a short walk to the Town Centre and access to public transport routes is this pavement fronted mid terraced property with two bedrooms offering an excellent first home

Asking Price £129,950

18 Rothay Street

Leigh, WN7 2DS



- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'1 (max) x 13'8 (max) (4.29m (max) x 4.17m (max))

LOUNGE 14'1 (max) x 13'8 (max) Fire and surround. TV point.

KITCHEN

14'0 (max) x 9'7 (max) (4.27m (max) x 2.92m (max))

Fitted with base units and wall cupboards. Inset sink. Oven, hob and extractor hood. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM

14'0 (max) x 10'9 (max) (4.27m (max) x 3.28m (max))

Radiator.

BEDROOM

9'8 (max) x 6'8 (max) (2.95m (max) x 2.03m (max))

Radiator.

BATHROOM

9'8 (max) x 6'8 (max) (2.95m (max) x 2.03m (max))

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

OUTSIDE

The property is pavement fronted with an enclosed area to the rear with double gates allowing for secure parking.

TENURE

Leasehold

COUNCIL AND TAX BAND

Wigan 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.

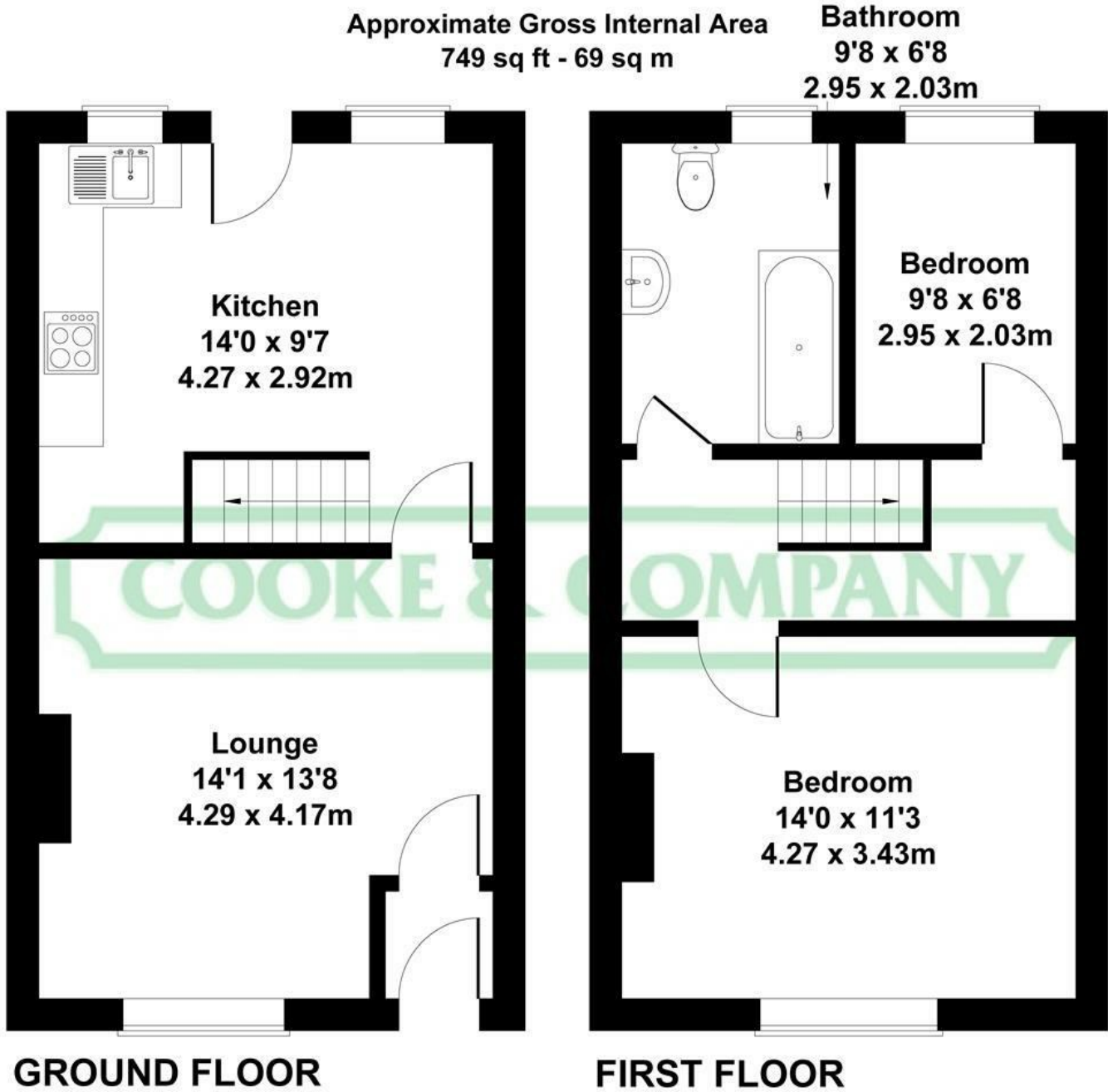


Directions

WN7 2DS



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) A		87
(81-91) B		
(69-80) C	69	
(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	