

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bold Street, Leigh

Asking Price £110,000



Situated in a well established location with excellent access to the town centre is this garden fronted mid terrace property with two bedrooms offering well proportioned accommodation over two floors and private enclosed area to the rear

In need of updating



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE 11'6 (max) x 11'3 (max) (3.35m'1.83m (max) x 3.35m'0.91m (max))

Fireplace and Surround. TV Point.

DINING ROOM 14'8 (max) x 13'4 (max) (4.27m'2.44m (max) x 3.96m'1.22m (max))

Fire surround.

KITCHEN 14'9 (max) 4'6 (max) (4.27m'2.74m (max) 1.22m'1.83m (max))

Fitted with base units and wall cupboards. Plumbing for washing machine. Inset sink. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM 13'2 (max) x 11'1 (max) (3.96m'0.61m (max) x 3.35m'0.30m (max))

BEDROOM 16'1 (max) x 7'1 (max) (4.88m'0.30m (max) x 2.13m'0.30m (max))

BATHROOM

Panelled bath. Wash hand basin. Low level WC.

OUTSIDE:

The property is garden fronted with an enclosed private area to the rear.

TENURE

Leasehold

COUNCIL TAX BAND

Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

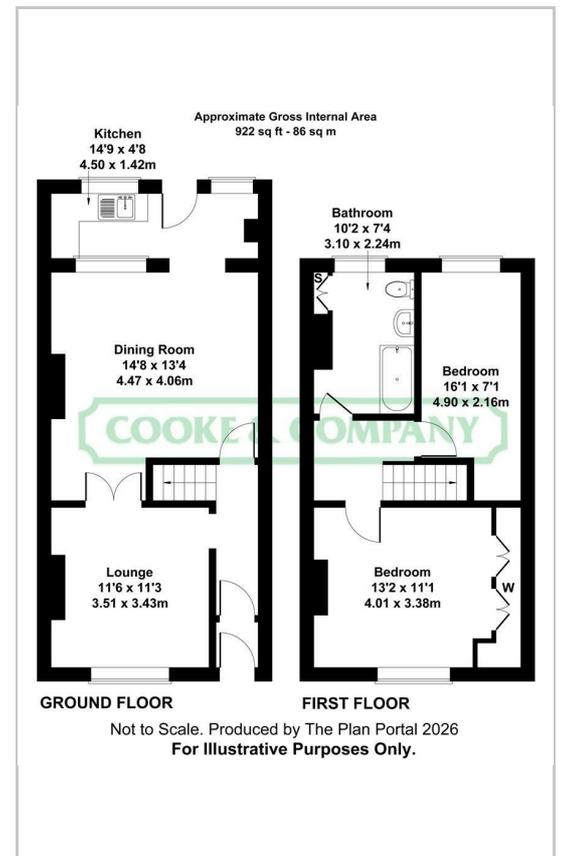
PLEASE NOTE

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.

Area Map



Floor Plans



Energy Efficiency Graph

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		EU Directive 2002/91/EC

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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