

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Buck Street, Leigh

Situated in a very popular and well established location is this very attractive and spacious throughout two bedroom mid terrace garden fronted property offering well presented and good sized living accommodation over two floors including enclosed courtyard to the rear

(EXCELLENT FIRST TIME HOME)

**Asking Price £139,950**

# 47 Buck Street

Leigh, WN7 4HE



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE

### LOUNGE

15'1 (max) x 13'1 (max) (4.57m'0.30m (max) x 3.96m'0.30m (max) )  
TV point. Radiator. Wooden flooring.

### KITCHEN/DINING ROOM

15'1 (max) x 10'2 (max) (4.57m'0.30m (max) x 3.05m'0.61m (max))  
Fully fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Built in oven. Hob. Extractor. Radiator. Door to rear.

## FIRST FLOOR:

### LANDNG

### BEDROOM

15'1(max) x 10'4 (max) ( 4.57m'0.30m(max) x 3.05m'1.22m (max) )  
Radiator. Wooden flooring.

### BEDROOM

16'1 (max) x 7'4 (max) (4.88m'0.30m (max) x 2.13m'1.22m (max) )  
Radiator. Wooden flooring.

### BATHROOM

10'3 (max) x 7'3 (max) (3.05m'0.91m (max) x 2.13m'0.91m (max) )  
Panelled bath. Walk in shower cubicle. Vanity wash hand basin with storage. Low level WC. Radiator. Tiled walls and floor.

### OUTSIDE:

The property is garden fronted with an enclosed courtyard style garden to the rear.

### TENURE

Leasehold.

### VIEWING

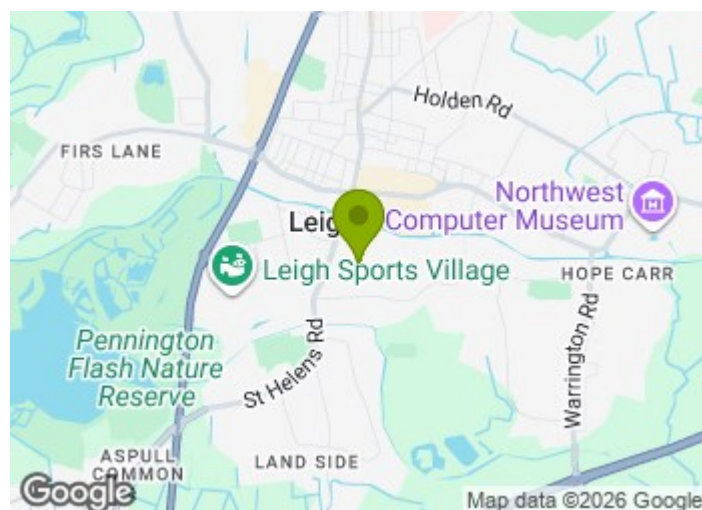
By appointment with the agents as overleaf.

### 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

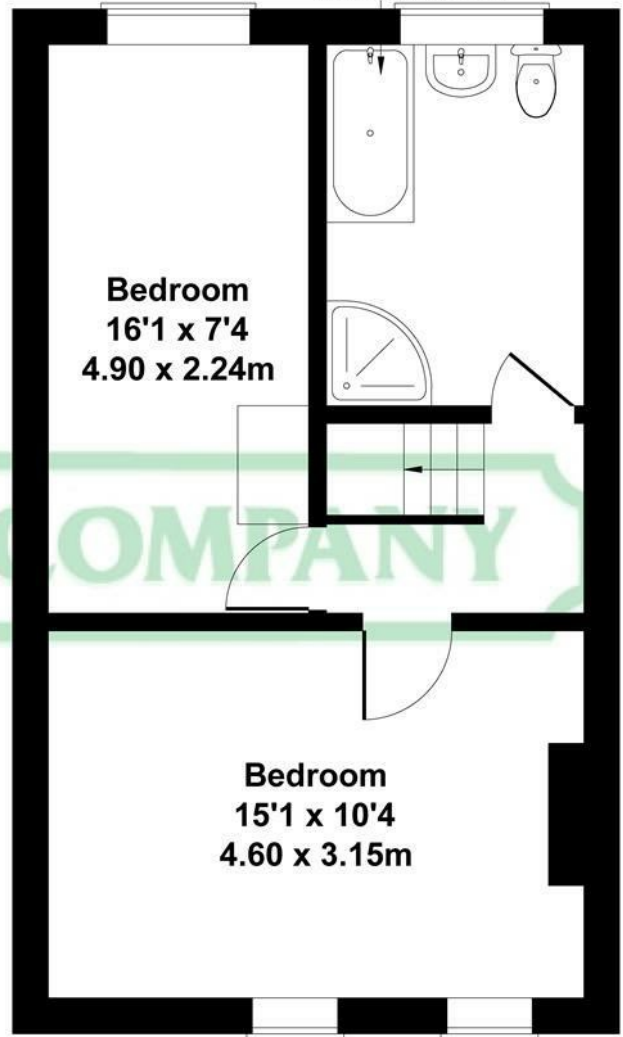
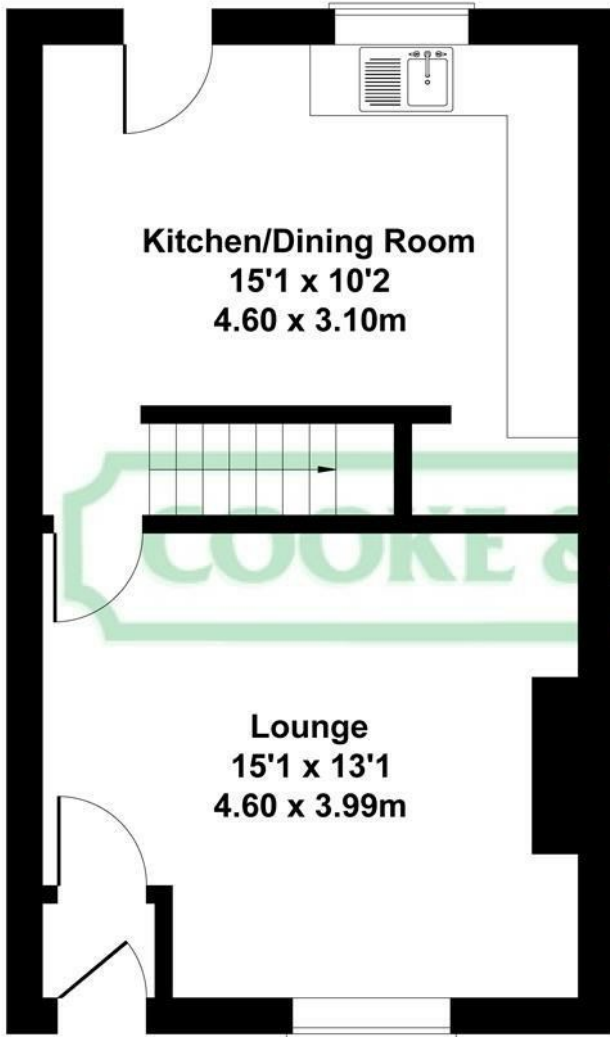
WN7 4HE



# Floor Plan

Approximate Gross Internal Area  
809 sq ft - 75 sq m

Bathroom  
10'3 x 7'3  
3.12 x 2.21m



**GROUND FLOOR**

**FIRST FLOOR**

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			87
(81-91) B			
(69-80) C		70	
(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	