



## Glebe Street, Leigh

Situated in a well established residential area is this two bedroom pavement fronted mid terrace property offering excellent first time or investment opportunity with good access to the town centre/retails park including loft room

**Asking Price £105,000**

# 123 Glebe Street

## Leigh, WN7 1RQ



In further the accommodation comprises:-

### GROUND FLOOR:

#### ENTRANCE VESTIBULE

#### LOUNGE

14'4 (max) x 13'2 (max) ( 4.27m'1.22m (max) x 3.96m'0.61m (max) )  
Wooden flooring. Radiator.

#### DINING KITCHEN

10'4 (max) x 14'4 (max) ( 3.05m'1.22m (max) x 4.27m'1.22m (max) )  
Fully fitted with wall and base cupboards.  
Sink unit with mixer taps. Plumbing for washing machine. Door to outside.

#### FIRST FLOOR:

#### LANDING

#### BEDROOM

10'6 (max) x 14'3 (max) ( 3.05m'1.83m (max) x 4.27m'0.91m (max) )  
Radiator.

#### BEDROOM

10'2 (max) x 7'0 (max) ( 3.05m'0.61m (max) x 2.13m'0.00m (max) )  
Radiator.

#### BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator.

#### LOFT ROOM

10'8 (max) x 11'8 (max) ( 3.05m'2.44m (max) x 3.35m'2.44m (max) )  
Radiator.

#### OUTSIDE:

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

#### TENURE

Leasehold

#### VIEWING

By appointment with the agents overleaf.

#### COUNCIL TAX BAND

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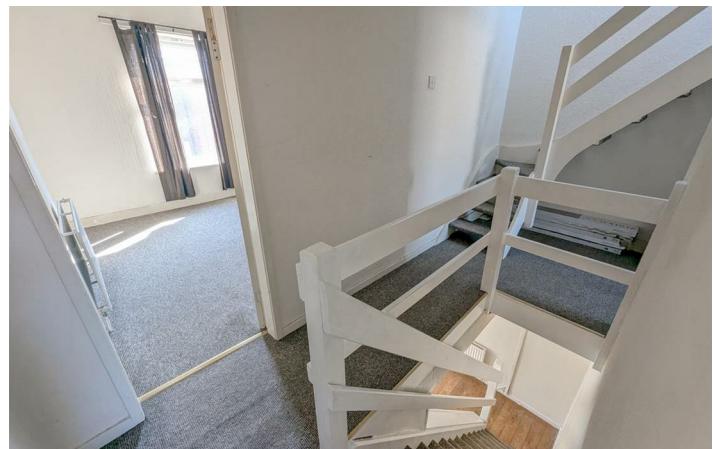
#### PLEASE NOTE

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.

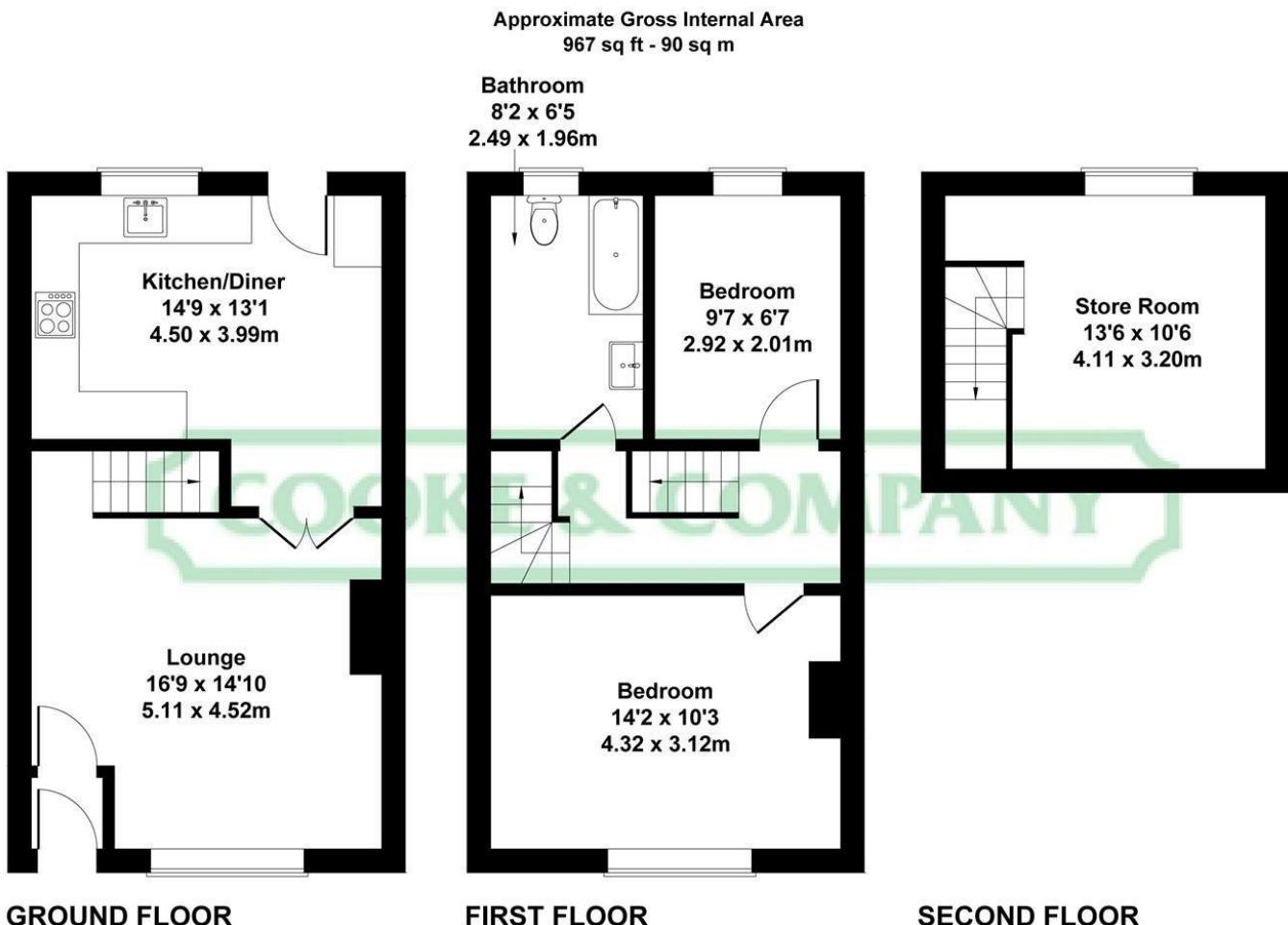


#### Directions

St Nav Ref WN7 1RQ



## Floor Plan



Not to Scale. Produced by The Plan Portal 2024  
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.

