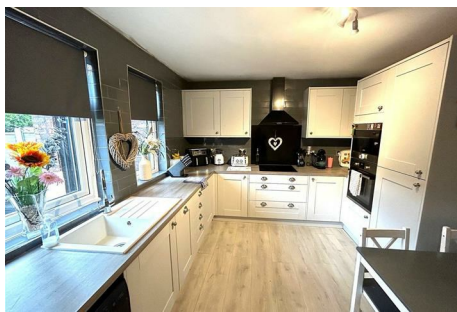


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Henry Street, Leigh

Situated in a very popular and well established residential area is this very attractive throughout two bedroom garden fronted mews style home offering very well presented and modern designed living accommodation over two floors including off road parking and paved courtyard to rear with the benefit of excellent gated access to Bridgewater Canal

(MUST BE VIEWED – EXCELLENT FIRST TIME HOME)

Asking Price £170,000

113 Henry Street

Leigh, WN7 3ER



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

14'2 (max) x 13'6 (max) (4.27m'0.61m (max) x 3.96m'1.83m (max))
TV point. Wooden flooring. Radiator.

DINING KITCHEN

13'6 (max) x 10'6 (max) (3.96m'1.83m (max) x 3.05m'1.83m (max))
Fully fitted and very attractive modern stylish kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in double oven. Separate hob and extractor fan. Door to outside/courtyard/patio. Wooden flooring. Radiator.

STORE ROOM

store areas

FIRST FLOOR:

LANDING

Store cupboard.

BEDROOM

13'6 (max) x 11'2 (max) (3.96m'1.83m (max) x 3.35m'0.61m (max))
Radiator.

BEDROOM

13'6 (max) x 8'5 (max) (3.96m'1.83m (max) x 2.44m'1.52m (max))
Radiator.

BATHROOM

Walk in shower cubicle. Vanity wash hand basin. Low level WC. Fully tiled feature walls and flooring. Heated towel rail.

OUTSIDE:

PARKING

The property benefits off road private parking to the front.

GARDENS

Enclosed attractive paved courtyard style area to the rear, good sized housing garden shed. The property also benefits access gated access to the Bridgewater Canal Banking.

TENURE

Freehold.

VIEWING

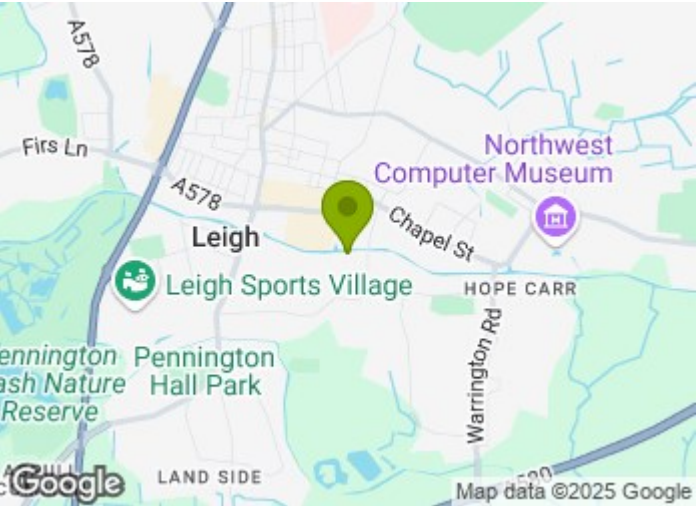
By appointment with the agents as overleaf.

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

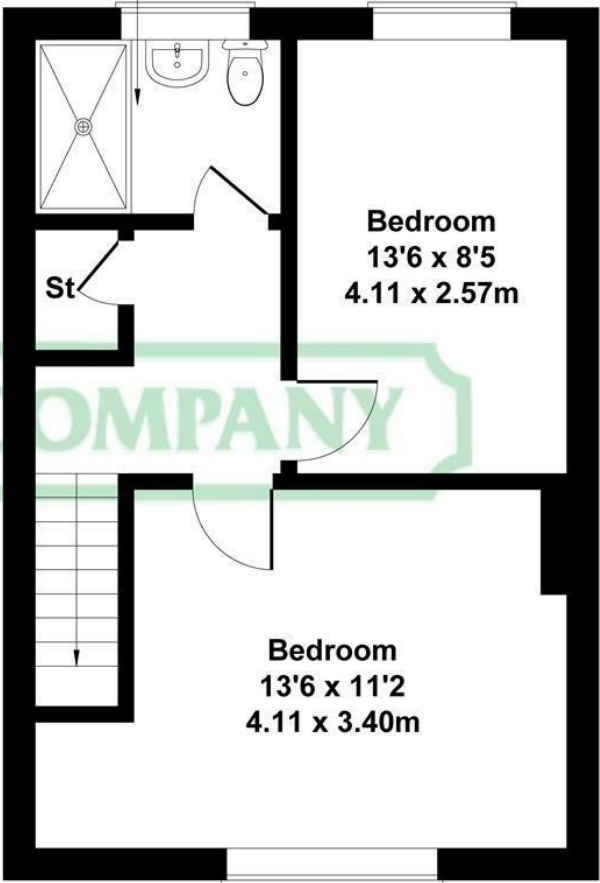
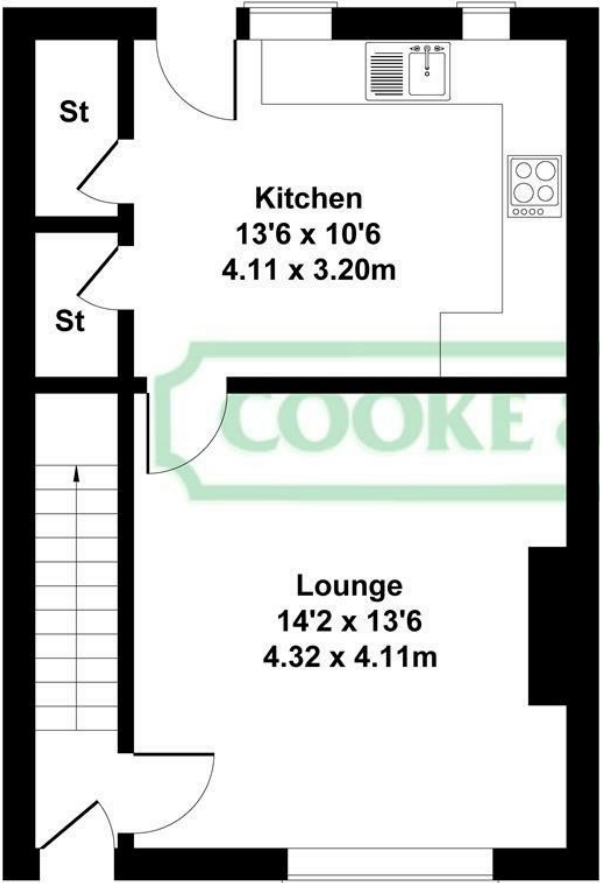
Sat Nav RE: WN7 3ER



Floor Plan

Approximate Gross Internal Area
835 sq ft - 78 sq m

Shower Room
7'8 x 5'5
2.34 x 1.65m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC