

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Youd Street, Leigh

Situated in an established residential area within a short walk to the Town Centre and local schools is this mid terrace pavement fronted property with two bedrooms offering spacious accommodation over two floors

Asking Price £125,000

4 Youd Street

Leigh, WN7 4BY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

15'9 (max) x 12'2 (max) (4.57m'2.74m (max) x 3.66m'0.61m (max))
Fire Surround. Gas fire. Radiator.

KITCHEN

15'9 (max) x 9'4 (max) (4.57m'2.74m (max) x 2.74m'1.22m (max))
Fully fitted with wall and base units. Sink unit. Built in oven. Gas hob. Extractor. Plumbing for washing machine. Radiator. Door to rear.

CLOAKROOM/WC

Low level WC. Wash basin. Radiator

UTILITY ROOM

FIRST FLOOR:

LANDING:

BEDROOM

15'9 (max) x 12'1 (max) (4.57m'2.74m (max) x 3.66m'0.30m (max))
Radiator.

BEDROOM

12'8 (max) x 7'5 (max) (3.66m'2.44m (max) x 2.13m'1.52m (max))
Radiator.

BATHROOM

7'8 (max) x 6'5 (max) (2.13m'2.44m (max) x 1.83m'1.52m (max))
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Part tiled walls.

OUTSIDE

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

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.



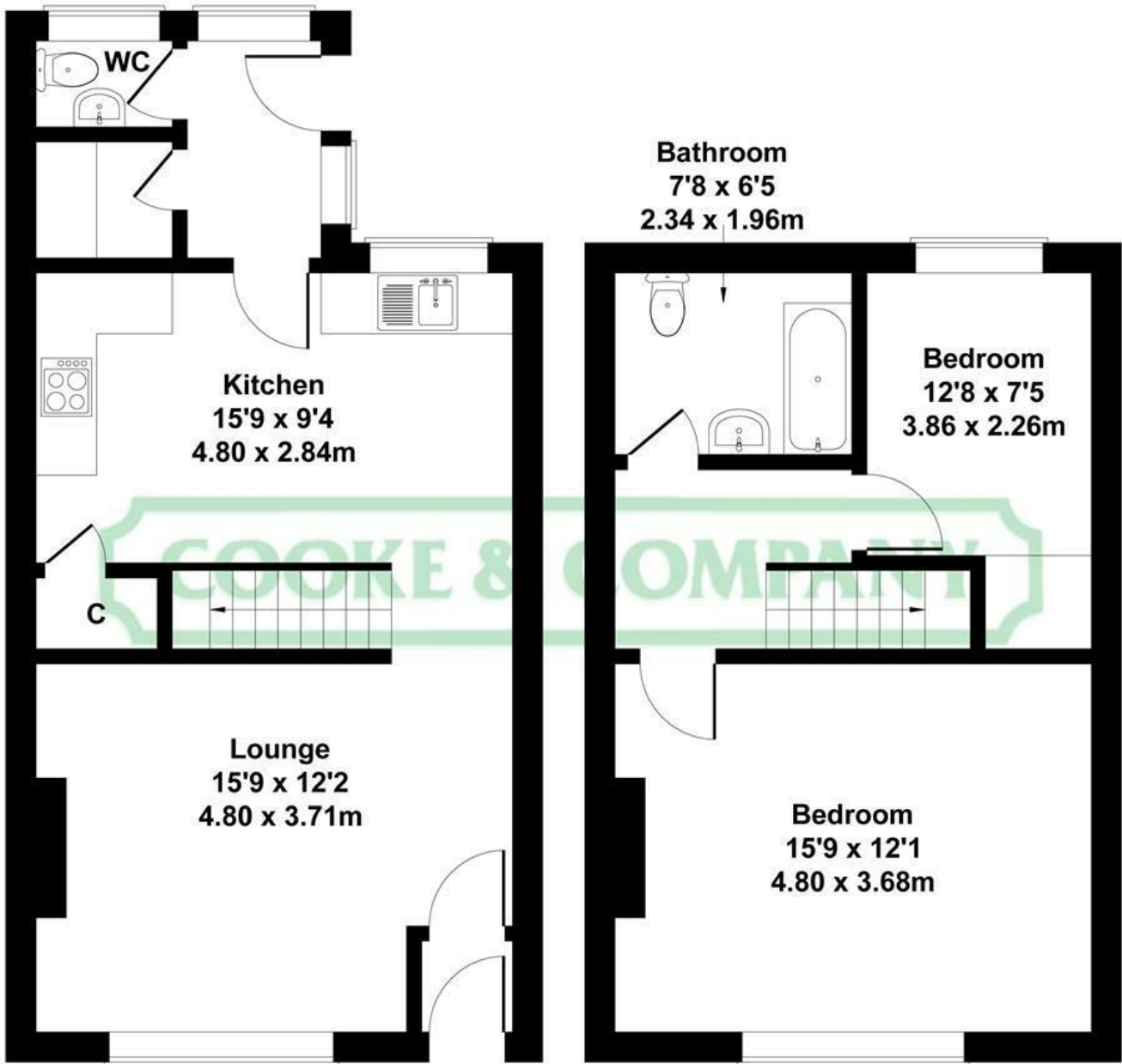
Directions

WN7 4BY



Floor Plan

Approximate Gross Internal Area
862 sq ft - 80 sq m



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			86
(81-91) B			
(69-80) C		71	
(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	