



## Etherstone Street, Leigh

Situated in a well-established residential location with good access to the town and transport links is this two bedroom terraced house with gardens to the front and rear with street parking (No chain involved)

**Asking Price £124,995**

# 126 Etherstone Street

Leigh, WN7 4HY



In further detail the property includes:

## GROUND FLOOR

### ENTRANCE

### LOUNGE

14'2 (max) x 14'1 (max). (4.27m'0.61m (max) x 4.27m'0.30m (max).)  
Fireplace TV Point. Radiator

### KITCHEN/DINING ROOM

14'1 (max) x 10'3 (max) (4.27m'0.30m (max) x 3.05m'0.91m (max))  
Fully fitted with wall and base cupboards.  
Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls.  
Cushioned flooring

### BEDROOM

14'1 (max) x 11'6 (max). (4.27m'0.30m (max) x 3.35m'1.83m (max).)  
Fitted wardrobes. Radiator.

### BEDROOM

10'4 (max) x 8'1 (max). (3.05m'1.22m (max) x 2.44m'0.30m (max).)  
Radiator.

### SHOWER ROOM

10'4 (max) x 5'5 (max). (3.05m'1.22m (max) x 1.52m'1.52m (max).)  
Large walk in shower. Wash basin. WC.

### OUTSIDE

### GARDENS

Paved pathway to entrance. Garden to the rear with flowerbeds and borders

### LOFT

Fully boarded. Lighting

### TENURE

Leasehold

### VIEWING

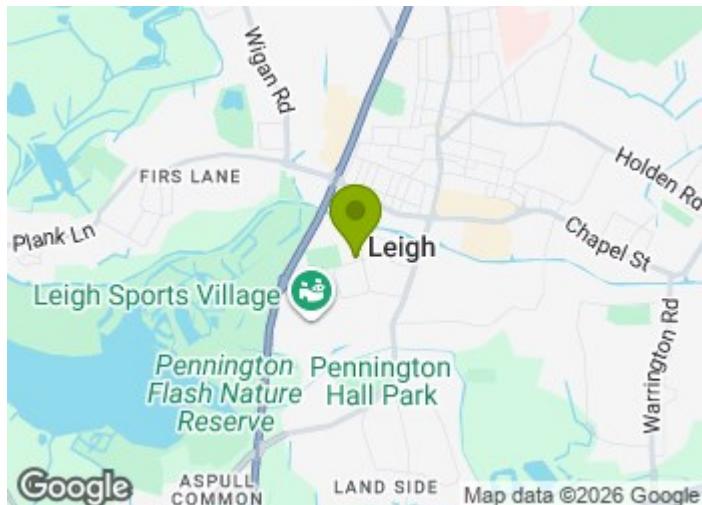
By appointment with the agents as overleaf.

### COUNCIL TAX

Council Tax Band A

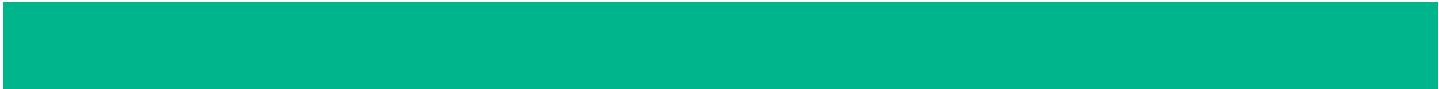
### PLEASE NOTE

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.

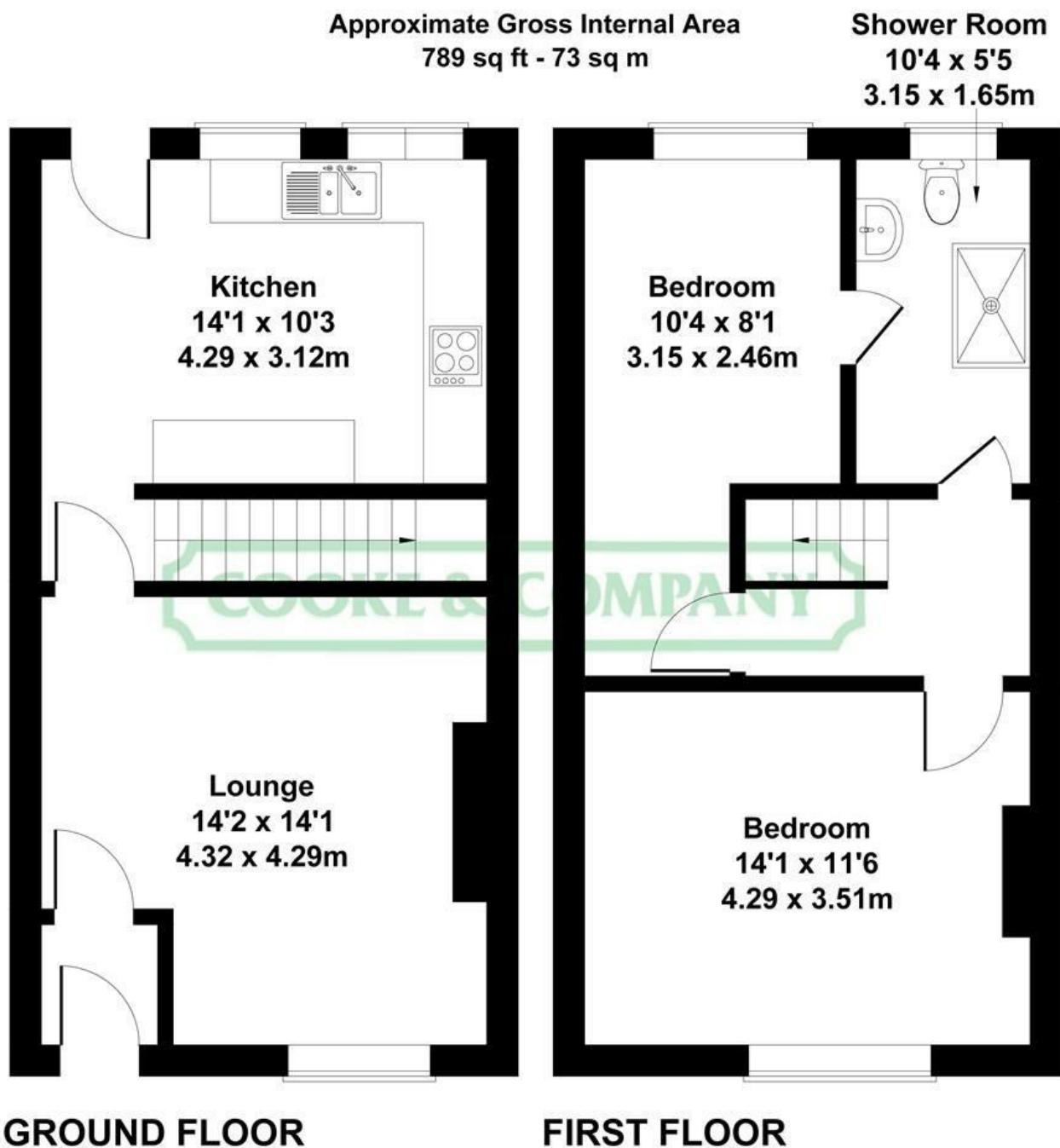


### Directions

WN7 4HY



## Floor Plan



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.

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	