COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rydal Street, Leigh

Asking Price £134,950

2 1 1 D

Situated in a very popular
well established residential area with
excellent access to the town centre and Retail Park
is this well presented pavement fronted mid terrace property
offering ideal first time accommodation

(EXCELLENT FIRTST TIME HOME)



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE 13'4 (max) x 14'5 (max) (4.06m (max) x 4.39m (max))
Attractive fireplace. Radiator.

KITCHEN 14’5 (max) x 10’3 (max) (4.27m’1.52m (max) x 3.05m’0.91m (max))
Fitted with base cupboard. Plumbing for washing machine. Part tiled walls. Built in oven and hob. Door to outside courtyard. Radiator.

CLOAKROOM
Wash hand basin. Low level WC. Part tiled walls. Tiled flooring. Extractor fan.

FIRST FLOOR:

LANDING

BEDROOM 14’5 (max) x 10’11 (max) (4.27m’1.52m (max) x 3.05m’3.35m (max))
Radiator.

BEDROOM 10’;4 (max) x 7’11 (max) (3.05m’;1.22m (max) x 2.13m’3.35m (max))
Radiator. Built in cupboard housing boiler.

BATHROOM
Modern suite. Shower cubicle. Panelled bath. Wash hand basin. Low level WC. Inset feature lighting. Mostly tilled walls. Radiator.

OUTSIDE:
The property is pavement fronted with an enclosed courtyard style area to the rear. The rear is attractive and mainly laid with artificial grass with stoned borders.

TENURE
Leasehold. (999 year lease approx. £2.00pa)

VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX BAND
A

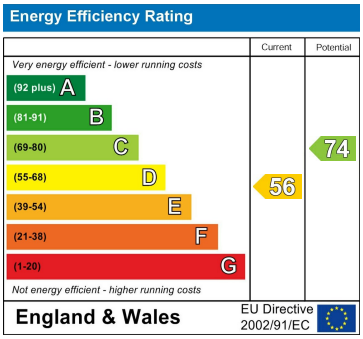
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Area Map



Floor Plans

Energy Efficiency Graph



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