

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Selwyn Street, Leigh

Situated in a very popular and well-established location within close proximity to Leigh Town Centre and Parsonage Retail Park is this well presented two bedroom mid terrace property offering excellent first time accommodation and offered with no onward chain.

Asking Price £135,000

52 Selwyn Street

Leigh, WN7 1RP



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

14'11" (max) x13'1" (max) (4.55 (max) x4.01 (max))
Tv point, radiator.

KITCHEN/DINING ROOM

14'0" (max) x 9'8" (max) (4.27 (max) x 2.97 (max))
Fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Oven. Hob. Extractor hood. Tiled flooring. Door to rear of property. Radiator.

FIRST FLOOR

LANDING

BEDROOM

14'9" (max) x 10'4" (max) (4.52 (max) x 3.15 (max))
Radiator.

BEDROOM

15'8" (max) x 8'0" (max) (4.80 (max) x 2.44 (max))
Radiator.

BATHROOM

5'8" (max) x 5'4" (max) (1.73 (max) x 1.65 (max))
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.

OUTSIDE

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

TENURE

Leasehold

COUNCIL TAX

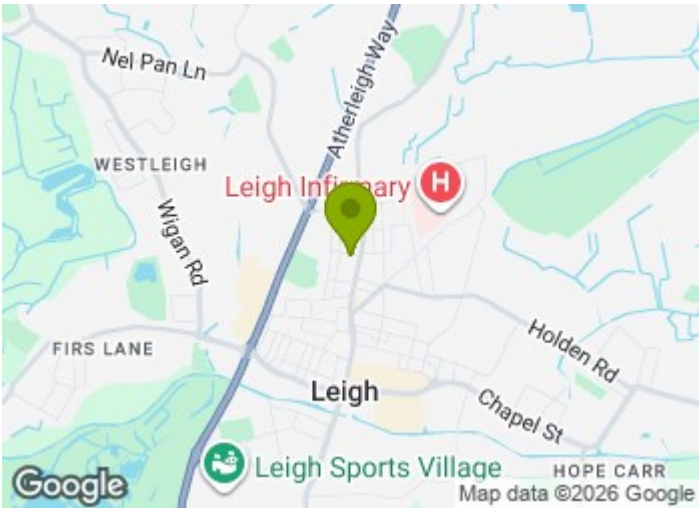
Wigan Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

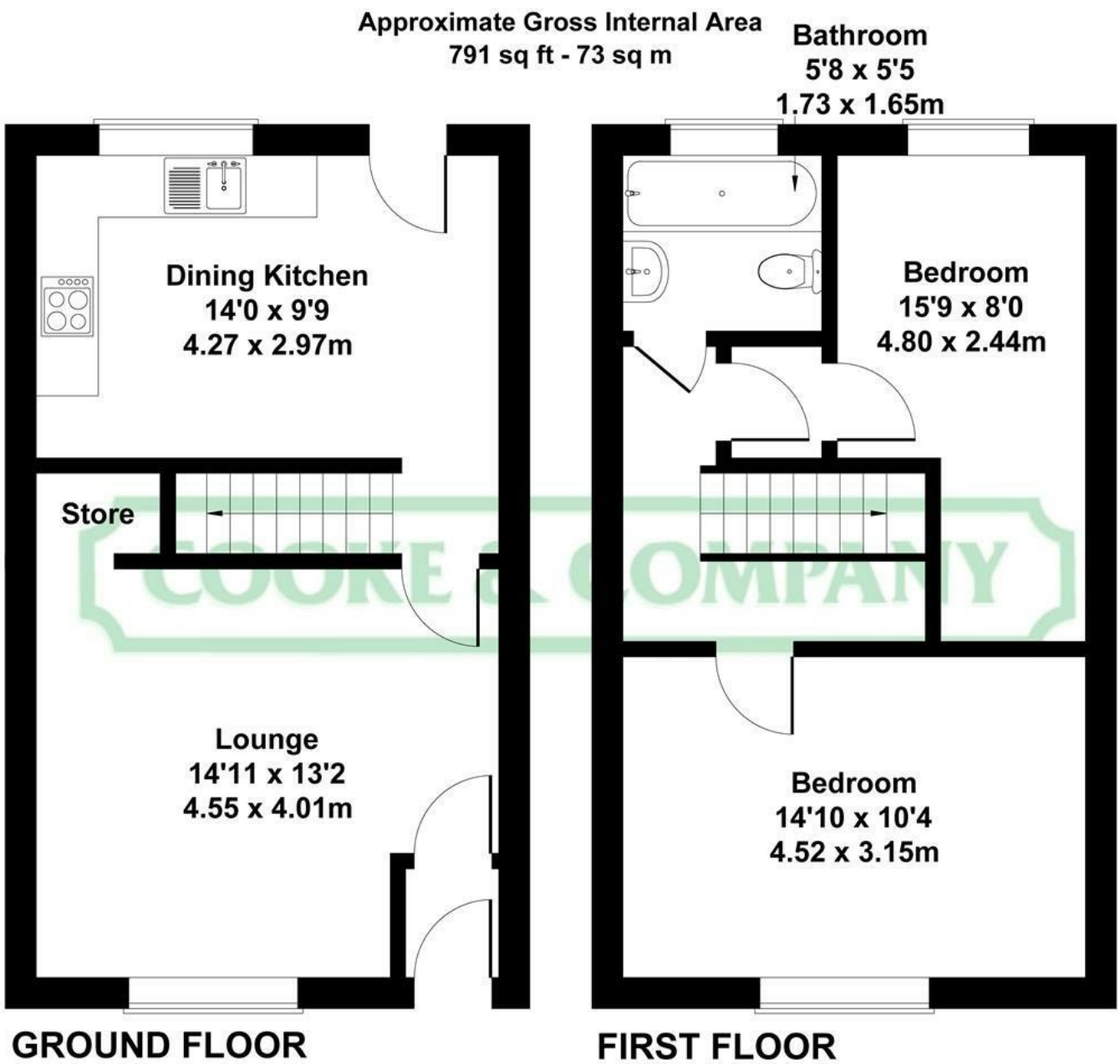
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions



Floor Plan



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 firms 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		89
(81-91) B		
(69-80) C	76	
(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