

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Sefton Street, Leigh

Situated in a well-established location with good access to the town is this garden fronted end terraced house with 2 bedrooms and a courtyard style yard to the rear

IDEAL HOME FOR FIRST TIME BUYER

**Asking Price £129,950**

# 19 Sefton Street

Leigh, WN7 1LX



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE

### LOUNGE

14'2 (max) x 11'1 (max). (4.27m'0.61m (max) x 3.35m'0.30m (max).)

Radiator. TV point. Fire with surround..

### KITCHEN/DINING ROOM

14'2 (max) x 13'2 (max). (4.27m'0.61m (max) x 3.96m'0.61m (max). )

Fully fitted wall and base units. Work surfaces. Sink unit with mixer taps.

Plumbing for washing machine. Built in oven and gas hob. Extractor fan.

Dishwasher. Part tiled walls. Door to rear the rear.

of property

## FIRST FLOOR

### BEDROOM

14'3 (max) x 10'0 (max). (4.27m'0.91m (max) x 3.05m'0.00m (max).)

Fully fitted wardrobes. Radiator.

### BEDROOM

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

Radiator.

### BATHROOM

Low level WC. Panelled bath. Wash basin. Radiator. Partly tiled walls.

### OUTSIDE

Garden fronted offering street parking with an enclosed courtyard style yard to

## TENURE

Leasehold

## VIEWING

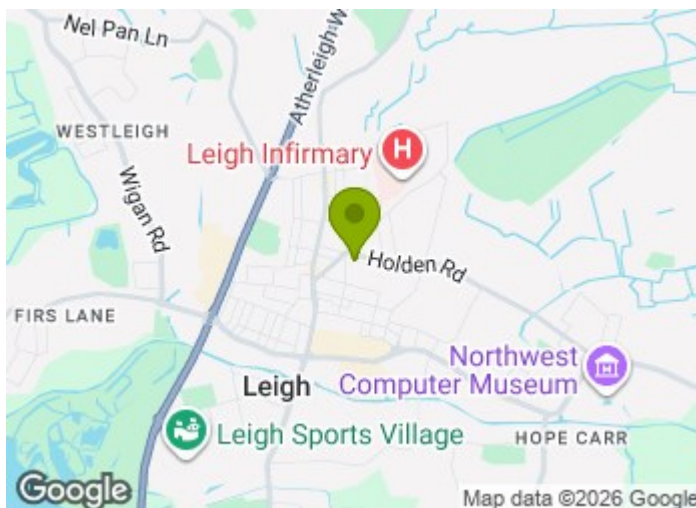
By appointment with the agents as overleaf.

## 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

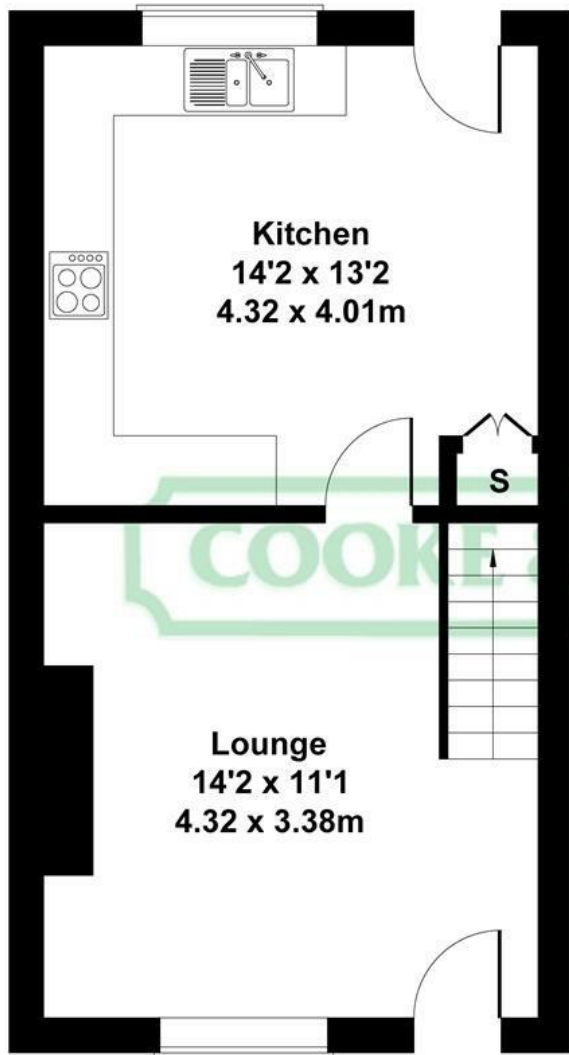
WN7 1LX



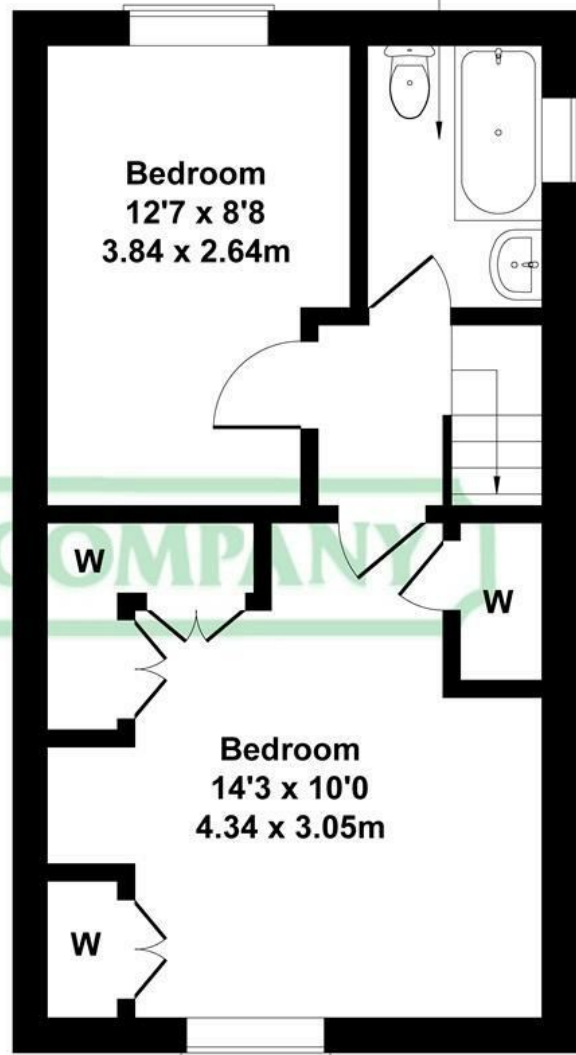
# Floor Plan

Approximate Gross Internal Area  
789 sq ft - 73 sq m

Bathroom  
7'6 x 4'8  
2.29 x 1.42m



**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 firm's 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	84
England & Wales		EU Directive 2002/91/EC	