

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Robertshaw Street, Leigh

Situated in an established residential area is this two bedroom mid terrace property offering ideal first time buyer accommodation with an enclosed area to the rear

Lounge recently re-plastered and is currently drying out
Ideal home for a first time buyer

Asking Price £105,000

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE/VESTIBULE

LOUNGE 14'11 (max) x 13'7 (max) (4.27m'3.35m (max) x 3.96m'2.13m (max))

Electric fire. Wooden flooring.

DINING KITCHEN 11'5(max) x 9'5 (max) (3.35m'1.52m(max) x 2.74m'1.52m (max))

Fitted base units. Sink with mixer tap. Plumbing for washing machine. Extractor fan. Electric hob. French doors to rear of property.

SHOWER ROOM

Low level WC. Vanity built in wash basin. Wet room style shower.

FIRST FLOOR:

LANDING

BEDROOM 14'10 (max) x 11'1(max) (4.27m'3.05m (max) x 3.35m'0.30m(max))

Wooden flooring. Radiator. TV point.

BEDROOM 9'5 (max) x 7'4 (max) (2.74m'1.52m (max) x 2.13m'1.22m (max))

Radiator.

BATHROOM

Walk in shower cubicle. Pedestal wash hand basin. Low level WC. Radiator

OUTSIDE

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

TENURE

Leasehold

COUNCIL TAX

Council Tax Band A

VIEWING

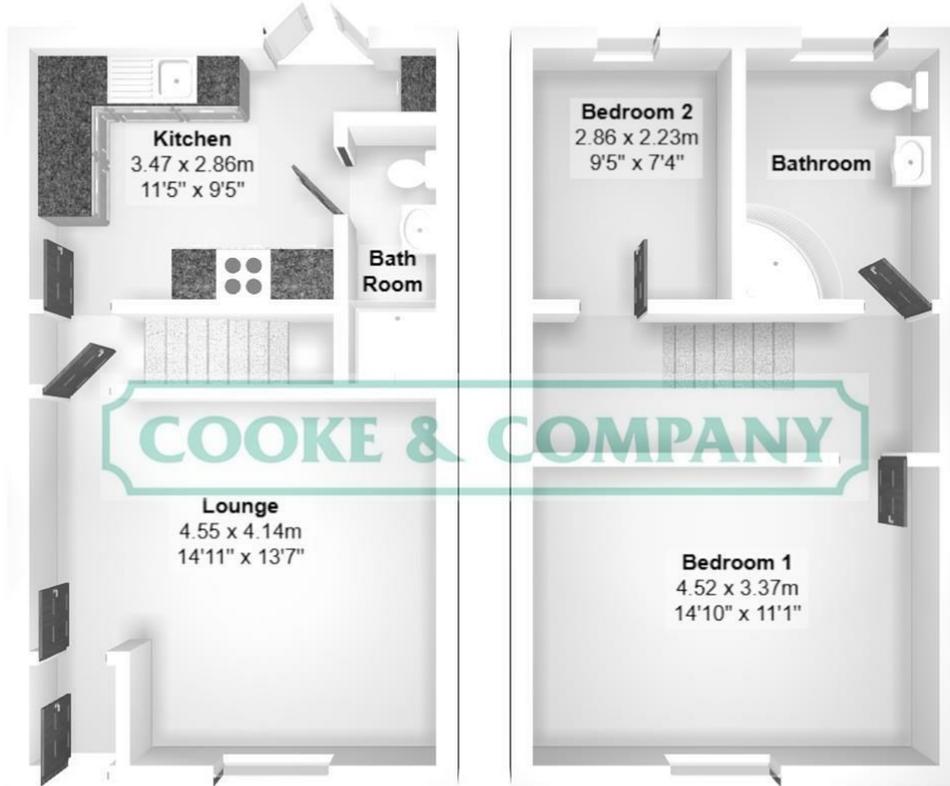
By appointment with the agents as overleaf.

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.

Floor Plan

13 Robertshaw Street, Leigh



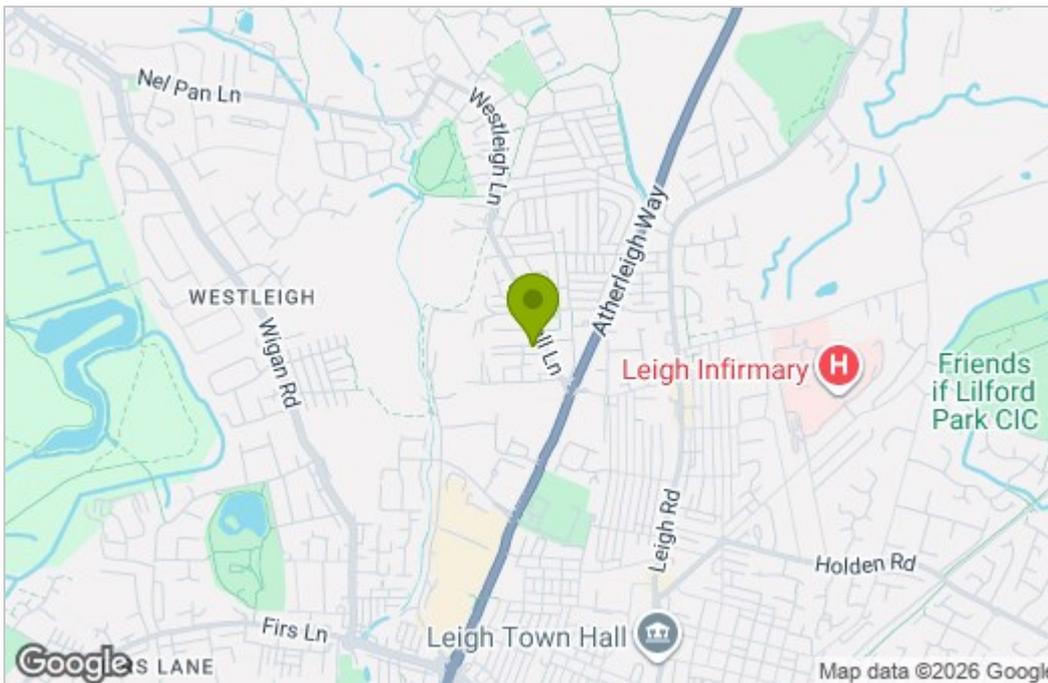
Ground Floor

First Floor

Total Area: 73.9 m² ... 796 ft²

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	70	
(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	

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.