

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hope Street, Leigh

Situated in a well-established residential location with good access to the town is this well presented two bedroom mid-terraced garden fronted property with street parking to the front of the property and a low maintenance enclosed courtyard style area to the rear

IDEAL PROPERTY FOR A FIRST TIME BUYER
MUST VIEW PROPERTY

Asking Price £149,950

118 Hope Street

Leigh, WN7 1NP



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL/VESTIBULE:

LOUNGE

12'1 (max) x 10'5 (max). (3.66m'0.30m (max) x 3.05m'1.52m (max).)
TV Point. Radiator.

KITCHEN/DINING AREA

14'0 (max) x 12'0 (max). (4.27m'0.00m (max) x 3.66m'0.00m (max).)
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Built in oven. Gas hob. Extractor. Plumbing for washing machine. Radiator.

UTILITY

5'8 (max) x 5'6 (max). (1.52m'2.44m (max) x 1.52m'1.83m (max).)
Work surface. Door to rear.

STORE

6'2 (max) x 2'9 (max) (1.83m'0.61m (max) x 0.61m'2.74m (max))

FIRST FLOOR:

LANDING:

BEDROOM

14'0 (max) x 9'5 (max). (4.27m'0.00m (max) x 2.74m'1.52m (max).)
Radiator

BEDROOM

17'7 (max) x 6'8 (max). (5.18m'2.13m (max) x 1.83m'2.44m (max).)
Radiator.

BATHROOM

12'0 (max) x 6'6 (max). (3.66m'0.00m (max) x 1.83m'1.83m (max).)
Panelled bath with overhead shower fitment. Glass shower screen. Low level WC. Built in vanity wash basin with storage.

OUTSIDE:

PARKING

The property is garden fronted with street parking.

GARDEN

The rear of the property offers a low maintenance enclosed courtyard style area.

TENURE

Leasehold

VIEWING

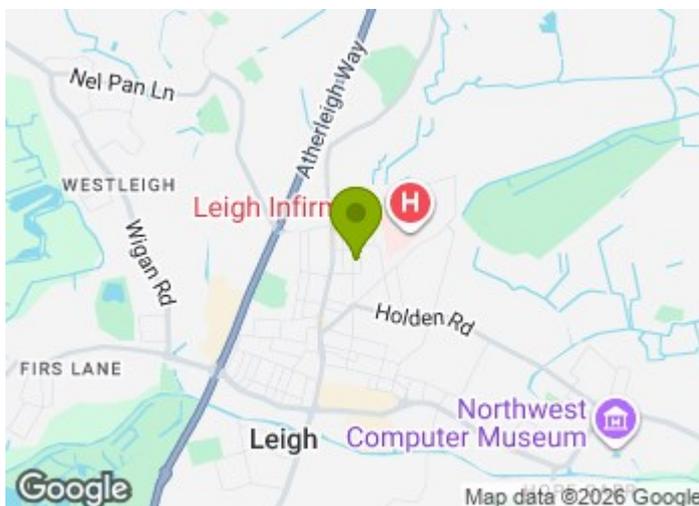
By appointment with the agents as overleaf.

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 1NP

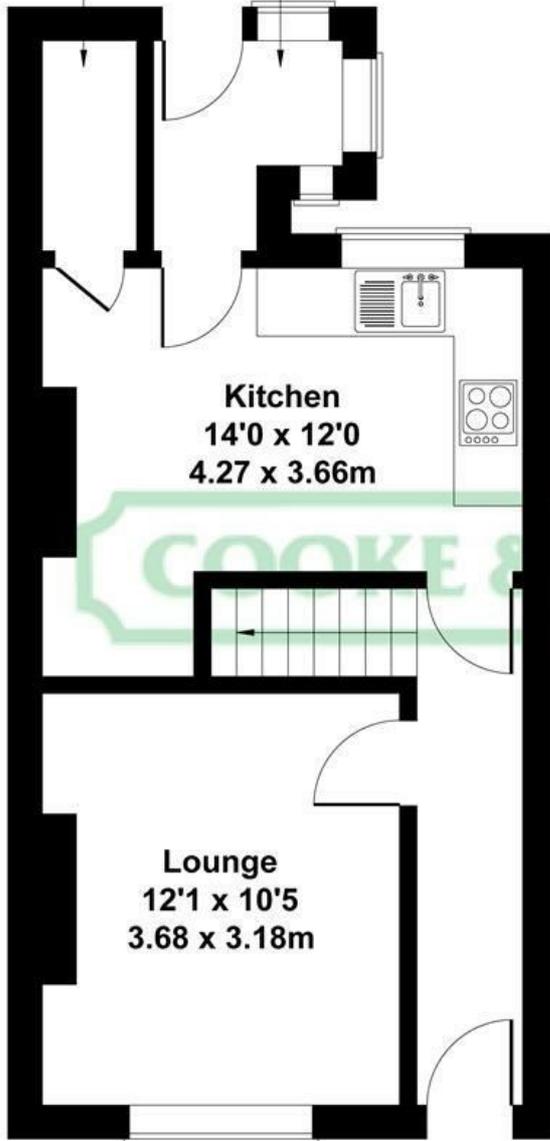


Floor Plan

Approximate Gross Internal Area
739 sq ft - 69 sq m

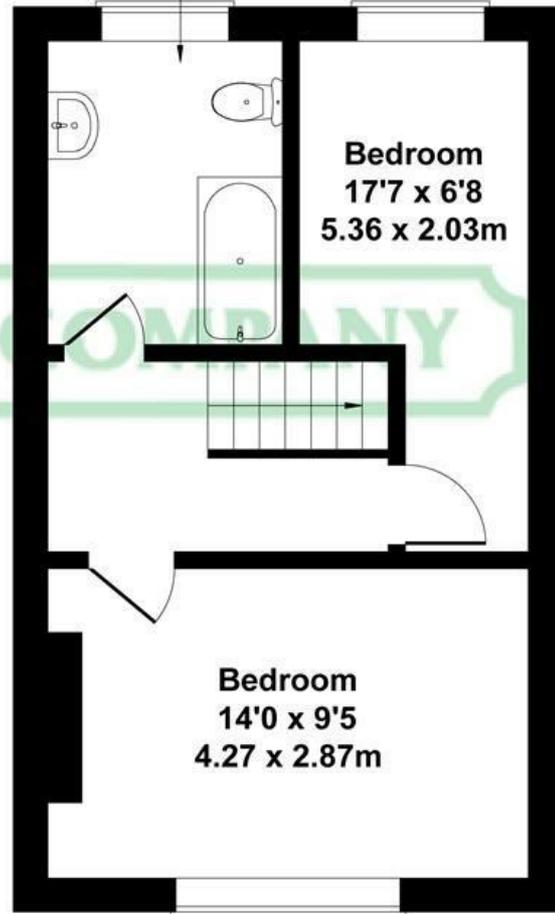
Store
6'2 x 2'9
1.88 x 0.84m

Utility
5'8 x 5'6
1.73 x 1.68m



GROUND FLOOR

Bathroom
12'0 x 6'6
3.66 x 1.98m



FIRST FLOOR

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 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	72	85
(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	