

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Etherstone Street, Leigh

Situated in a well-established residential location with good access to the town and transport links is this immaculately presented two bedroom garden fronted terraced house with a courtyard style area to the rear

IDEAL HOME FOR A FIRST TIME BUYER

Asking Price £129,950

90 Etherstone Street

Leigh, WN7 4HY



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/VESTIBULE

LOUNGE

14'1 (max) x 10'6 (max). (4.27m'0.30m (max) x 3.05m'1.83m (max).)

TV Point. Radiator

KITCHEN

14'2 (max) x 9.0 (max). (4.27m'0.61m (max) x 2.74m.0.00m (max).)

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Gas hob. Extractor fan.

FIRST FLOOR

BEDROOM

14'1 (max) x 11'4 (max) (4.27m'0.30m (max) x 3.35m'1.22m (max))

Radiator.

BEDROOM

8'9 (max) x 6'9 (max). (2.44m'2.74m (max) x 1.83m'2.74m (max).)

Radiator.

BATHROOM

8'8 (max) x 6'8 (max). (2.44m'2.44m (max) x 1.83m'2.44m (max).)

Low level WC. Panelled bath. Wash basin.

OUTSIDE

The property is garden fronted with streetworking order and any prospective parking. To the rear is a low maintenance purchaser is advised to obtain verification courtyard style area.

TENURE

Freehold

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



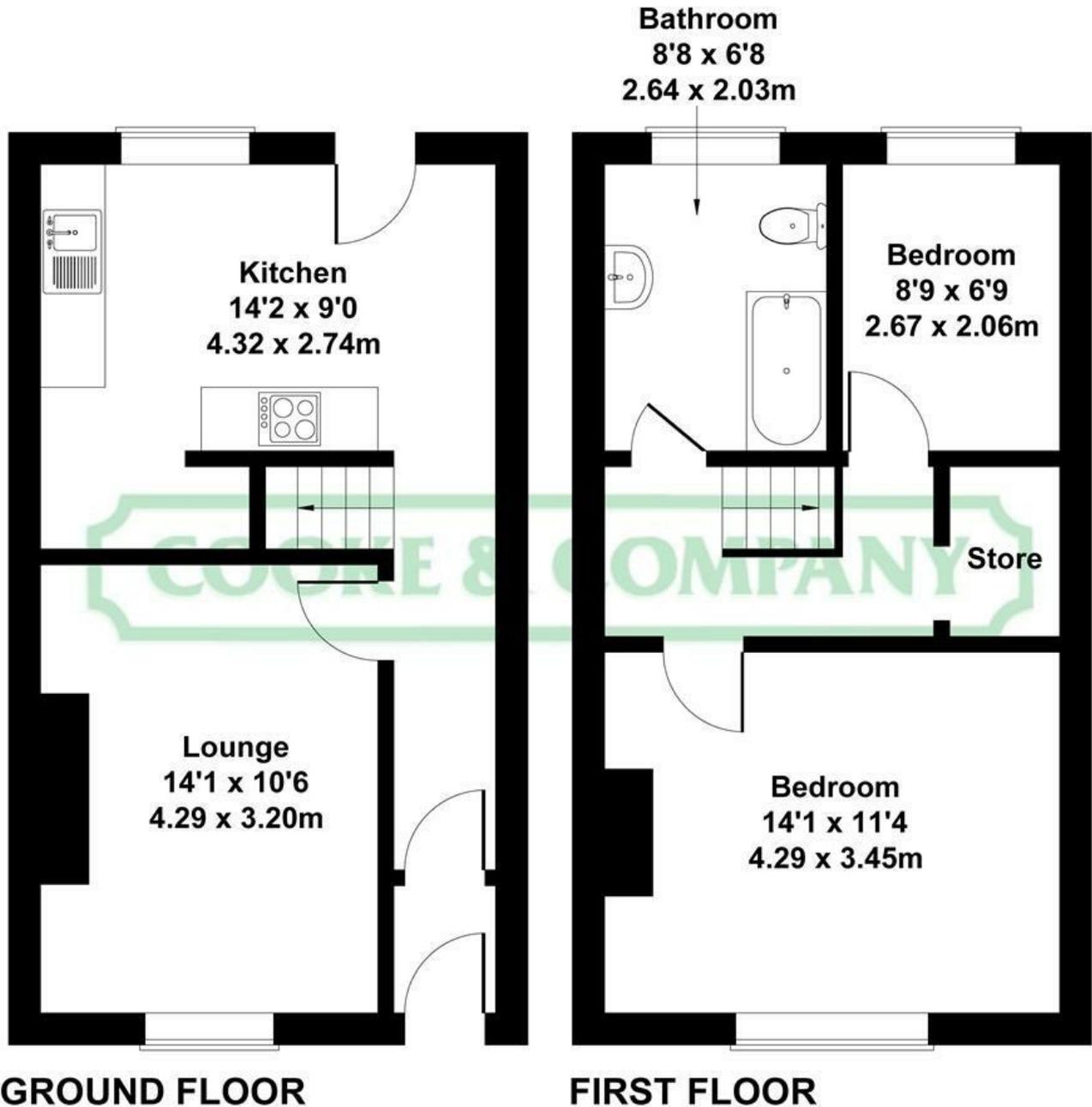
Directions

WN7 4HY



Floor Plan

Approximate Gross Internal Area
756 sq ft - 70 sq m



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	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81