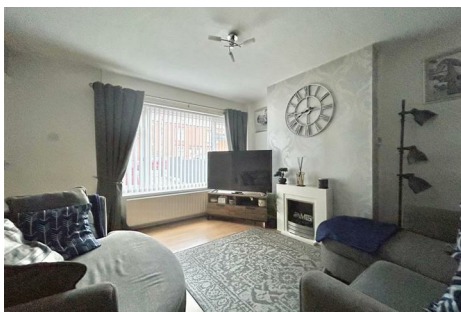


COOKE & COMPANY

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 three bedroom garden fronted terraced house with a courtyard style area to the rear

IDEAL HOME FOR A FIRST TIME BUYER
MUST VIEW PROPERTY - LOFT ROOM

Asking Price £169,950

85 Etherstone Street

Leigh, WN7 4HY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

12'5 (max) x 11'9 (max). (3.66m'1.52m (max) x 3.35m'2.74m (max).)
TV Point. Radiator. Gas fire with surround.

KITCHEN

15'3 (max) x 8'9 (max). (4.57m'0.91m (max) x 2.44m'2.74m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit. Plumbing for washing machine. Built in oven and hob. Door to rear.

FIRST FLOOR:

BEDROOM

11'5 (max) x 9'0 (max) (3.35m'1.52m (max) x 2.74m'0.00m (max))
Radiator.

BEDROOM

9'9 (max) x 9'0 (max). (2.74m'2.74m (max) x 2.74m'0.00m (max).)
Radiator. TV point.

BEDROOM

8'2 (max) x 6'0 (max). (2.44m'0.61m (max) x 1.83m'0.00m (max).)
Radiator.

BATHROOM

5'9 (max) x 5'5 (max). (1.52m'2.74m (max) x 1.52m'1.52m (max).)
Low level WC. Panelled bath with overhead shower fitment. Pedestal wash basin.

LOFT ROOM/SPACE

Fully boarded, plastered and carpeted, access via extended hatch.

OUTSIDE:

The property is garden fronted which is fully paved offering ample off street parking. To

the rear is a low maintenance courtyard style area.

TENURE

Leasehold

VIEWING

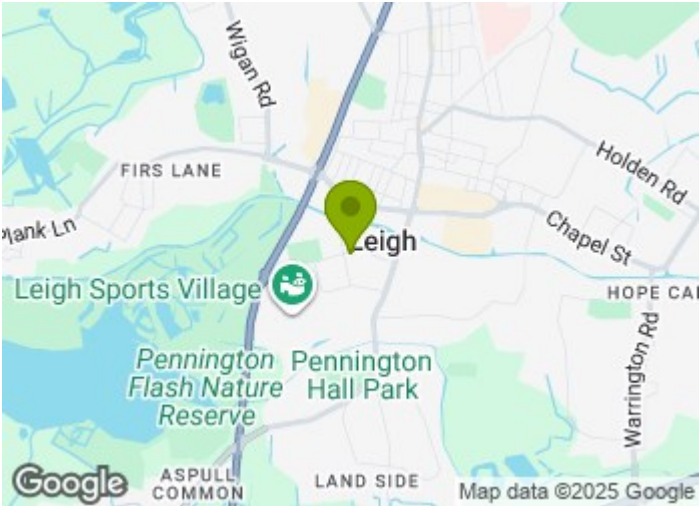
By appointment with the agents as overleaf.

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.



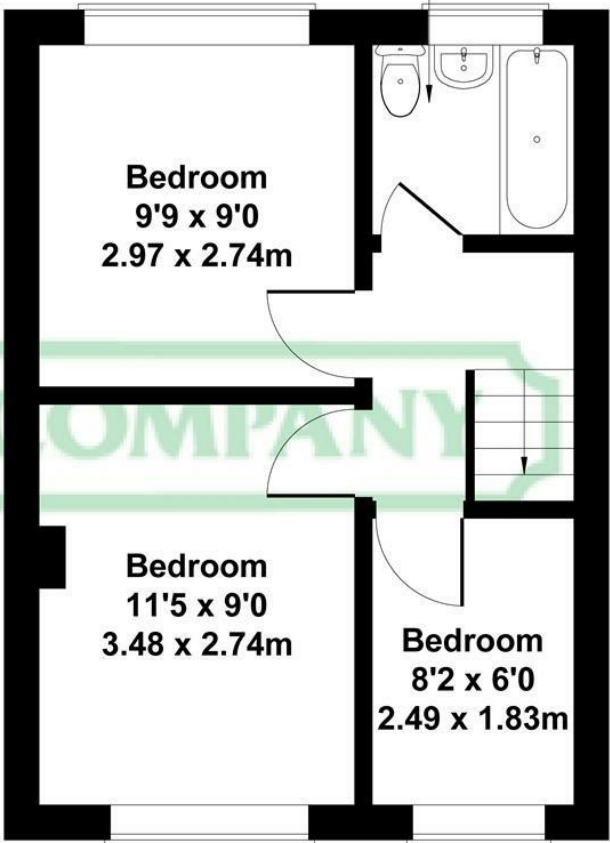
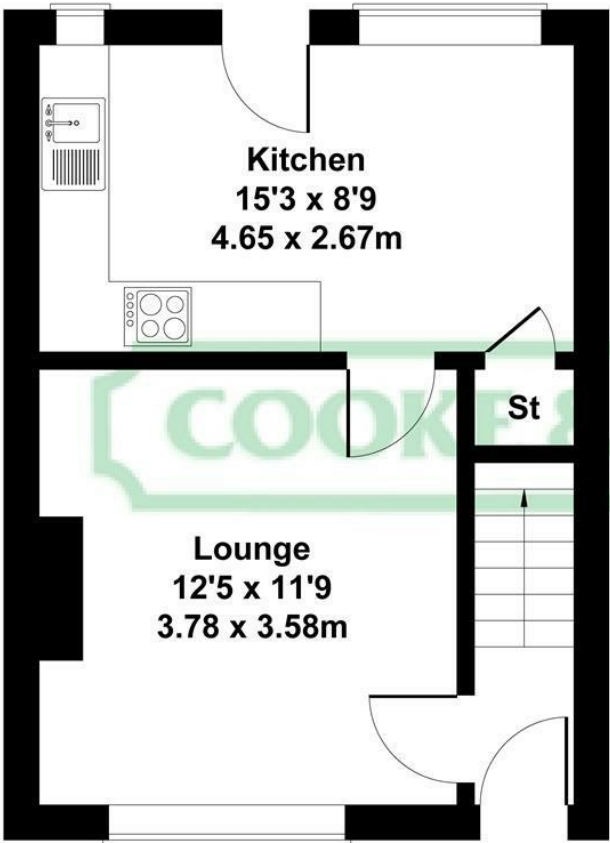
Directions
WN7 4HY



Floor Plan

Approximate Gross Internal Area
661 sq ft - 61 sq m

Bathroom
5'9 x 5'5
1.75 x 1.65m



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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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		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC