

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Stringer Street, Leigh

Asking Price £89,950



Situated in a very well established residential location with excellent access to the town centre is this two bedroom pavement fronted mid terrace property with an enclosed area to the rear

IN NEED OF RENOVATION
CASH ONLY SALE

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE 14'2 (max) x 12'3 (4.32m (max) x 3.73m)

Gas fire. TV point. Radiator

KITCHEN/DINING ROOM 10'4 (max) 14'0 (max) (3.15m (max) 4.27m (max))

Fitted with wall and base units. Sink unit with mixer tap. Door to outside

BEDROOM 13'2 (max) x 10'0 (max) (4.01m (max) x 3.05m (max))

Radiator. Loft access

BEDROOM 6'2 (max) x 10'5 (max) (1.88m (max) x 3.18m (max))

BATHROOM 9'4 (max) x 6'9 (max) (2.84m (max) x 2.06m (max))

Radiator. Panelled bath. Pedestal wash basin. Low level WC. Wooden flooring

OUTSIDE

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

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

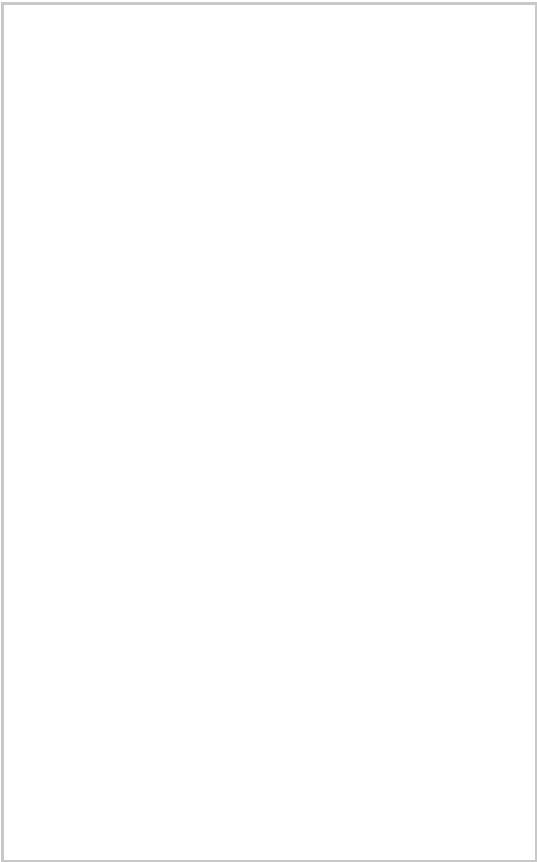
PLEASE NOTE

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.

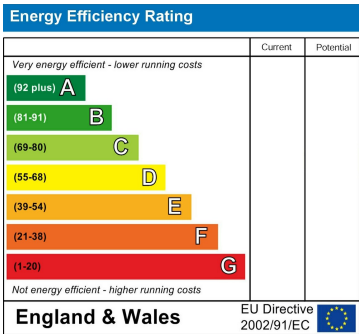
Area Map



Floor Plans



Energy Efficiency Graph



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.