

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Findlay Street, Leigh

Conveniently located for local amenities, schools, transport links and the wider town centre is this beautifully presented and recently updated garden fronted mid terrace property with two bedrooms offering modern accommodation throughout with excellent potential for a first-time buyer

Asking Price £174,995

20 Findlay Street

Leigh, WN7 4EQ



• VIEWING HIGHLY RECOMMENDED

• RECENTLY UPDATED PROPERTY

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

14'11 (max) x 11'9 (,ax) (4.55m (max) x 3.58m (,ax))
Radiator. TV point

KITCHEN/DINING ROOM

15'3 (max) x 12'1 (max) (4.65m (max) x 3.68m))
Fully fitted with wall and base units. Sink unit with mixer tap. Breakfast island with built in oven and hob. Radiator. French doors to rear of property.

UTILITY

8'5 (max) x 6'4 (max) (2.57m (max) x 1.93m (max))
Fitted with base units. Sink unit with mixer tap. Plumbing for washing machine. Storage cupboard.

FIRST FLOOR:

LANDING

Loft access.

BEDROOM

15'3 (max) x 10'4 (max) (4.65m (max) x 3.15m (max))
Radiator. Built in store cupboard.

BEDROOM

18'7 (max) x 7'5 (max) (5.66m (max) x 2.26m (max))
Radiator.

BATHROOM

Panelled bath with rain shower. Pedestal wash hand basin. Low level WC Storage cupboard.

OUTSIDE

The property is garden fronted with a courtyard style area to the rear.

TENURE

Leasehold

COUNCIL AND TAX BAND

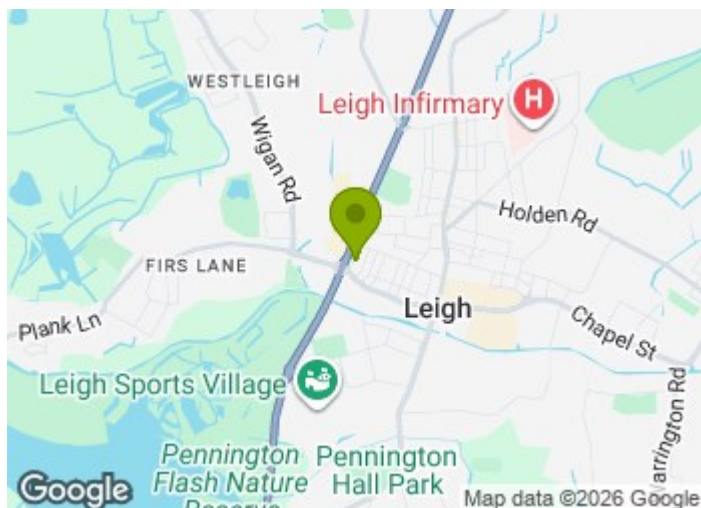
Wigan Council Tax Band A.

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.



Directions

Sat Nav Ref : WN7 4EQ



Floor Plan



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC