

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bedford Square, Leigh

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

INVESTMENT PROPERTY SOLD SUBJECT TO REGULATED TENANCY

Asking Price £99,950

34 Bedford Square

Leigh, WN7 2AA



- INVESTMENT PROPERTY SOLD SUBJECT TO REGULATED TENANCY

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE

15'2 (max) x 13'1 (max). (4.57m'0.61m (max) x 3.96m'0.30m (max).)
Gas fire.

KITCHEN/DINING ROOM

15'2 (max) x 10'3 (max). (4.57m'0.61m (max) x 3.05m'0.91m (max).)

Fitted with wall and base cupboards. Sink unit. Plumbing for washing. machine. Door to rear.

FIRST FLOOR:

LANDING

BEDROOM

15'3 (max) x 10'9 (max). (4.57m'0.91m (max) x 3.05m'2.74m (max).)
BEDROOM 15'3 (max) x 10'9 (max).

BEDROOM

10'5 (max) x 7'5 (max). (3.05m'1.52m (max) x 2.13m'1.52m (max).)

BATHROOM

10'4 (max) x 7'4 (max) (3.15m (max) x 2.24m (max))
Bath. Wash basin. Low level WC.

OUTSIDE:

PARKING

The property offers street parking.

GARDEN

The property is pavement fronted. To the rear of the property is a low maintenance enclosed courtyard area.

TENURE

Freehold

VIEWING

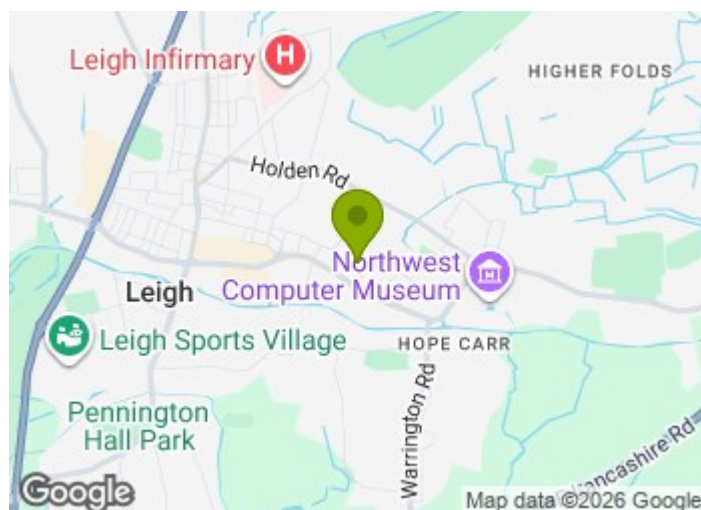
By appointment with the agents as overleaf.

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 working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



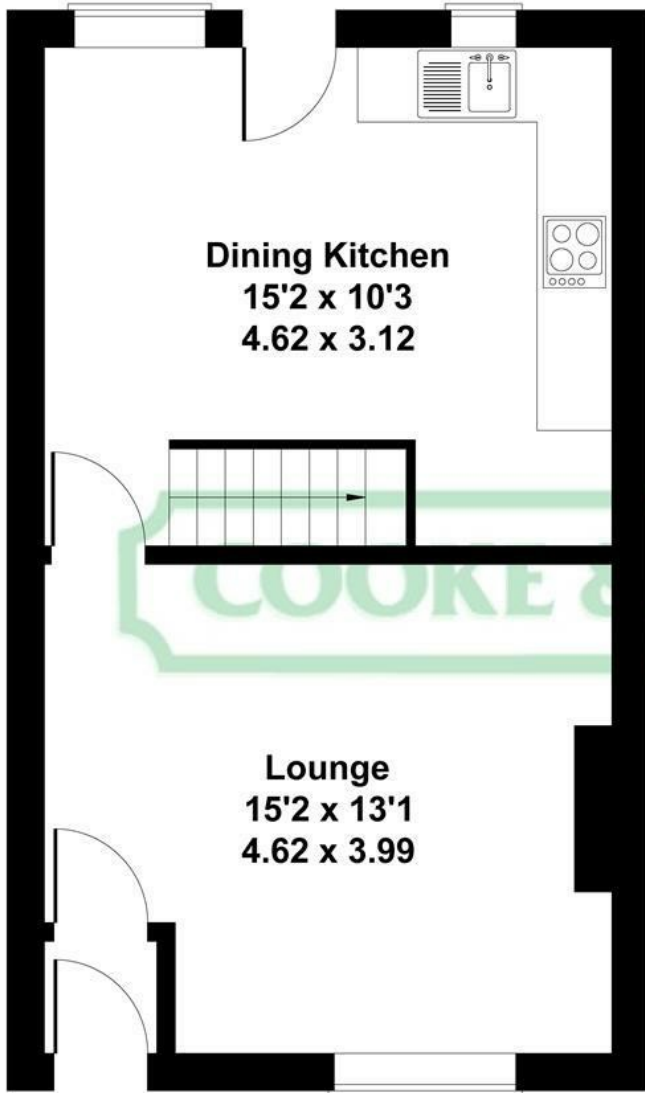
Directions

WN7 2AA

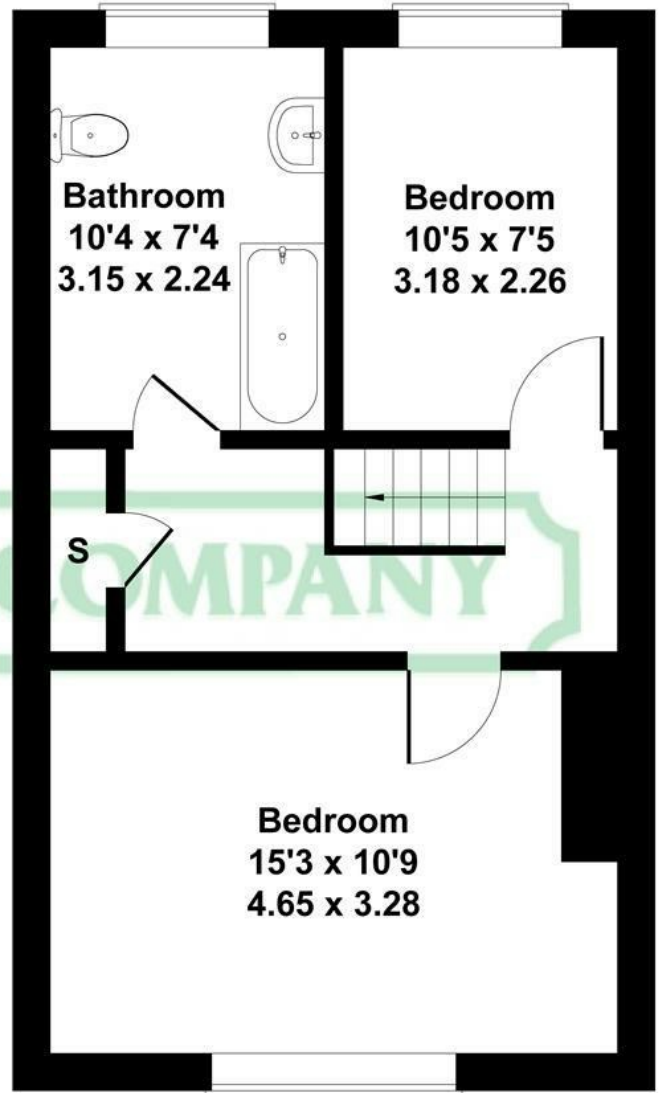


Floor Plan

Approximate Gross Internal Area
816 sq ft - 76 sq m



GROUND FLOOR



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.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |