

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pilling Street, Leigh

Situated in a highly regarded residential location with excellent access to the town centre and Parsonage Retail Park is this spacious and immaculately presented two bedroom garden fronted mid terrace property offering excellent first time accommodation including open views to the rear

Asking Price £149,950

12 Pilling Street

Leigh, WN7 4ET



• NO ONWARD CHAIN

• TWO BEDROOMS & LOFT ROOM

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'11(max) x 14'0 (max). (4.27m'3.35m(max) x 4.27m'0.00m (max).)

Feature fire and surround. TV point. Radiator

DINING ROOM

14'2 (max) x 9'8 (max) (4.27m'0.61m (max) x 2.74m'2.44m (max))

Laminate flooring. Radiator. Double French doors into kitchen.

KITCHEN

13'9 (max) x 8.0 (max) (3.96m'2.74m (max) x 2.44m.0.00m (max))

Fully fitted with wall and base units. Oven. Hob. Extractor. Sink with mixer tap. Plumbing for washing machine. Radiator. Tiled floor. Door to rear.

FIRST FLOOR:

LANDING:

BEDROOM

13'9 (max) x 11'3 (max). (3.96m'2.74m (max) x 3.35m'0.91m (max).)

Radiator

BEDROOM

15'8 (max) x 6'8 (max). (4.57m'2.44m (max) x 1.83m'2.44m (max).)

Radiator

BATHROOM

9'6 (max) x 6'7 (max) (2.74m'1.83m (max) x 1.83m'2.13m (max))

Panelled bath with overhead shower fitment.

Glass shower screen. Low level WC. Pedestal hand wash basin. Tiled walls. Radiator

LOFT

Fully boarded with access via loft ladder. Velux window.

OUTSIDE:

The property is garden fronted with an enclosed

courtyard style area to the rear which is block paved.

TENURE

Leasehold.

VIEWING

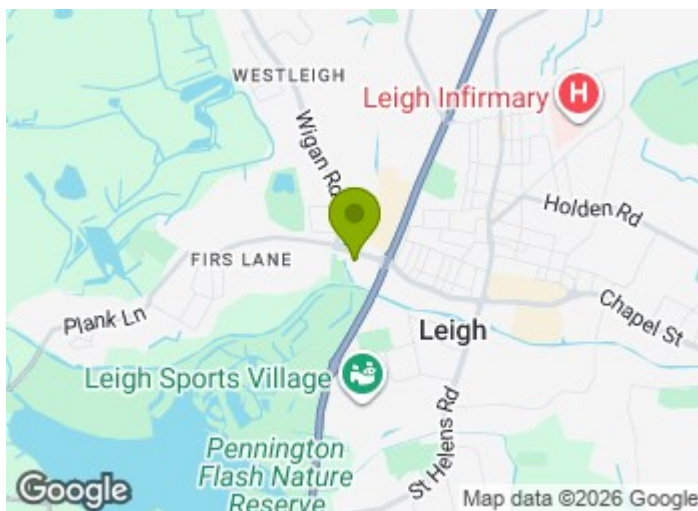
By appointment with the agents as overleaf.

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.



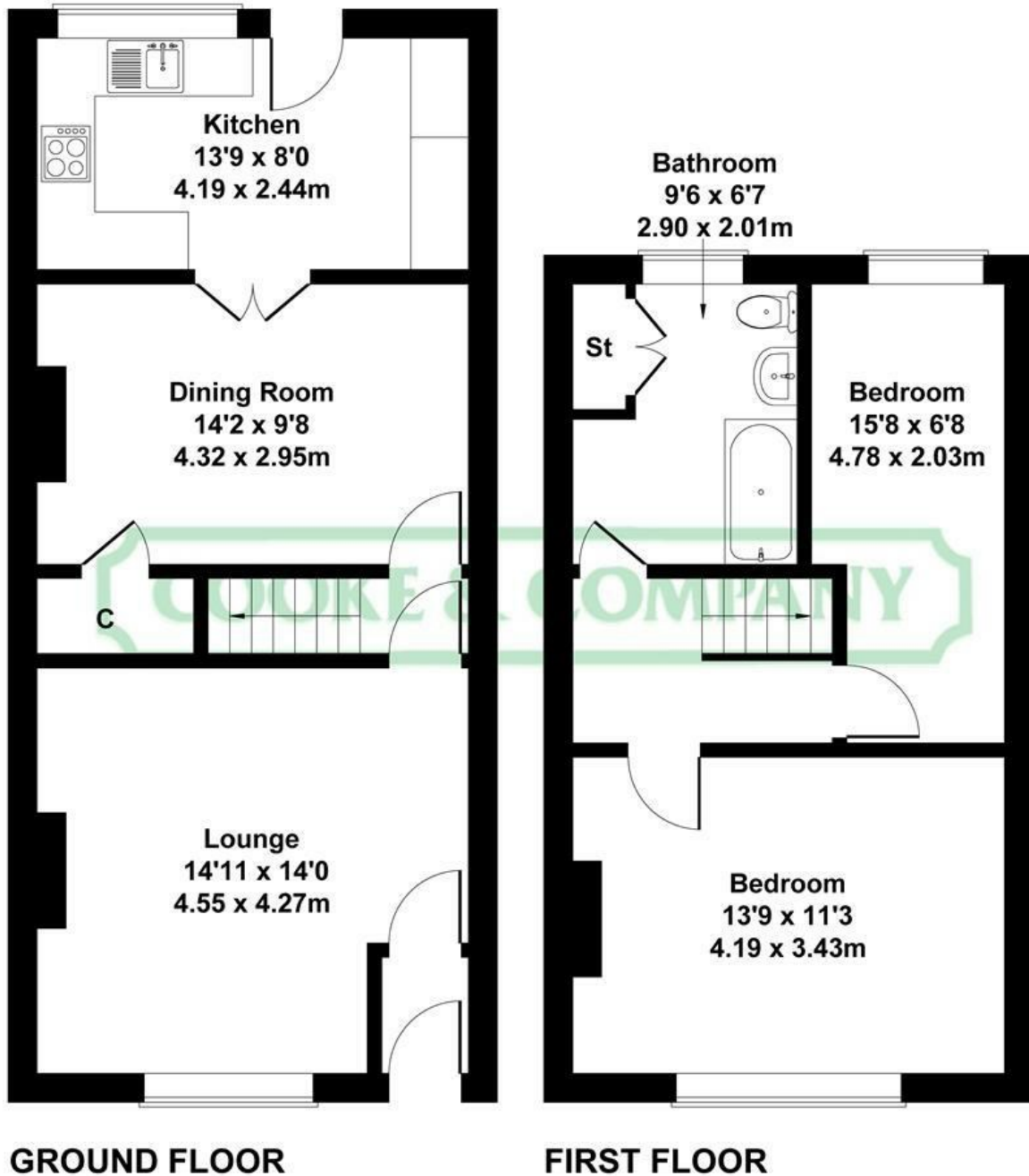
Directions

WN7 4ET



Floor Plan

Approximate Gross Internal Area
940 sq ft - 87 sq m



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		58	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	