

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Bedford Square, Leigh

Asking Price £115,000



Situated in a very popular and well established residential location is this period style end terrace property offering very well proportioned living accommodation over two floors to include garden to the front and enclosed courtyard to the rear all within

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

### LOUNGE

13'4 (max) x 11'6 (max)

**DINING ROOM 16'9 (max) x 12'2 (max) ( 4.88m'2.74m (max) x 3.66m'0.61m (max))**

**KITCHEN 13'2 (max) x 7'8 (max) ( 3.96m'0.61m (max) x 2.13m'2.44m (max))**

## FIRST FLOOR:

### LANDING

**BEDROOM 15'6 (max) x 13'2 (max) ( 4.57m'1.83m (max) x 3.96m'0.61m (max))**

**BEDROOM 15'0 (max) x 9'5 (max) ( 4.57m'0.00m (max) x 2.74m'1.52m (max))**

### BATHROOM

13'2 (max) x 7'8 (max)

### OUTSIDE:

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

### TENURE

Freehold.

### VIEWING

By appointment with the agents as overleaf.

### COUNCIL TAX BAND

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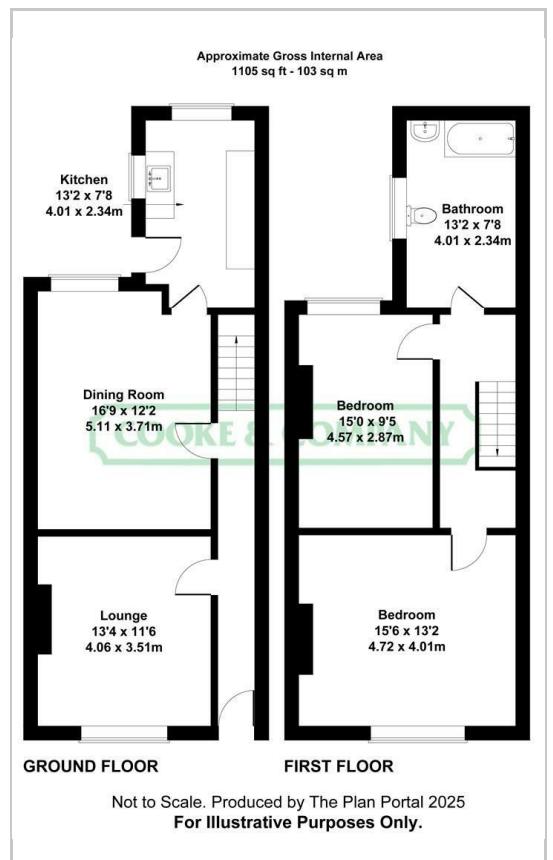
### PLEASE NOTE

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.

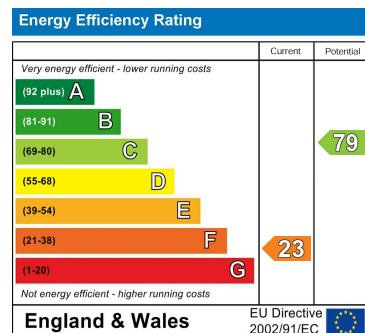
## Area Map



## 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.