



Platt Street, Leigh

Asking Price £110,000



Situated in a very popular location within a short walk to the local schools and shops is this pavement fronted terrace property with two bedrooms and enclosed rear courtyard.



In further accommodation comprises :-

GROUND FLOOR:

LOUNGE: 15'1 (max) x 13'7 (max) (4.57m'0.30m (max) x 3.96m'2.13m (max))

Brick fireplace. TV Point. Radiator.

DINING KITCHEN: 13'7 (max) x 9'9 (max) (3.96m'2.13m (max) x 2.74m'2.74m (max))

Fitted kitchen with base and wall cupboards. Inset sink and mixer tap. Plumbing for washing. Breakfast bar with two places. French doors to access courtyard. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM 1: 14'2 (max) x 12'2 (max) (4.27m'0.61m (max) x 3.66m'0.61m (max))

Double bedroom . Radiator.

BEDROOM 2: 13'8 (max) x 6'2 (max) (3.96m'2.44m (max) x 1.83m'0.61m (max))

Single bedroom. Spacing saving sliding door. Radiator.

BATHROOM: 7'2 (max) x 6'6 (max) (2.18m (max) x 1.98m (max))

Oval corner bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.

OUTSIDE:

This property is pavement fronted and an enclosed courtyard to the rear.

TENURE:

COUNCIL AND TAX BAND :

Wigan Borough Council Band A

VIEWING:

By appointment with the agents overleaf.

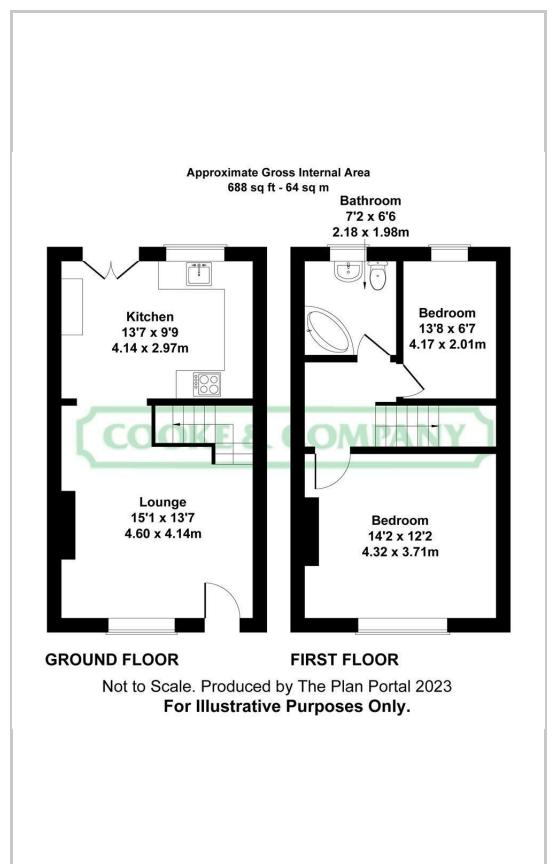
DIRECTIONS:

Sat Nav Ref. WN7 1NA

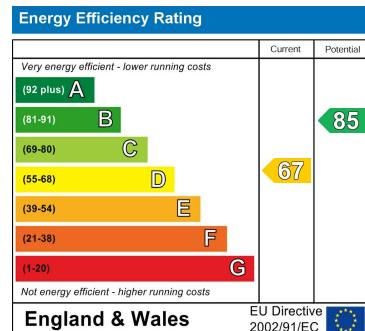
Area Map



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.